File No. [redacted]2034

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/05 10:15 2 pgs
Fees:13.00 Taxes:451.03
**20050712-0080367**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DAVID W. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry K. Wethington | Onnit Mortgage Solutions | Map 096-11-0 |
| (NAME) | (NAME) | |
| 644 Truxton Court | 27349 Agoura Rd Ste 100 | Parcel 206.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Agoura Hills, CA 91301 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Anthony W. Mercante and wife, K. Michele Mercante,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry K. Wethington and Christine Wethington, husband and wife,** HEREINAFTER CALLED THE GRANTEES, their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 140, on the Plan of Hickory Bend, Section 1, as shown by plat appearing of record in Plat Book 3300, Page 38, as amended in Book 3615, Page 38 (erroneously referred to as Book 3616 in prior vesting deed), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Anthony W. Mercante, an unmarried person by Warranty Deed dated February 22, 1995 of record Book 9602, Page 417, and being further conveyed to Anthony W. Mercante and wife, K. Michele Mercante by Quitclaim Deed dated August 20, 1997 of record in Book 10643, Page 272, Register's Office for Davidson County, Tennessee.

Avigation Easement and Contract of record in Book 9602, Page 415; all matters shown on plat of record in Plat Book 3300, Page 38, as amended in Book 3615, Page 38; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 644 Truxton Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**Witness my/our hand(s) this 30th day of June, 2005.**

Anthony W. Mercante

K. Michele Mercante

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anthony W. Mercante and K. Michele Mercante, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

**Witness my hand and official seal at Hermitage, Tennessee, this 30th day of June 2005**

Notary Public
My Commission Expires:

(seal)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

**File Number: 250502034**

**RETURN TO:**
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076