76-1-238

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,560.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

My Commission Expires
October 26, 2008

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve L. Nyemba	American Home Mortgage	64-160-163
(NAME)	(NAME)	
2429 Pleasant Springs Lane	520 Broadhollow Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Melville NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, David Matthew Salyer and Rachel Gagnard Salyer, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve L. Nyemba, unmarried 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 Lot No. 311 on the Plan of Section Three, Truxton Park of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Matthew Salyer and Rachel Gagnard Salyer, husband and wife and Lucien Gagnard, a married man and his wife, Patricia Gagnard, by deed of record as Instrument No. 20020909-0108688, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to David Matthew Salyer and Rachel Gagnard Salyer, husband and wife, by Quit-Claim Deed record as Instrument No. 20041221-0151439, Register's Office for Davidson County, Tennessee.

AND

This instrument is executed on behalf of David Matthew Salyer and Rachel Gagnard Salyer by Randy Hunley as their Attorney In Fact pursuant to recorded Power of Attorney of record as Instrument No. 20060510-0054883 in the Register's Office for Davidson County, Tennessee.

20060510-0054884

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2429 Pleasant Springs Lane, Hermitage, TN 37076

(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.

Davidson County DEEDWARR
Recvd: 05/10/06 11:49 2 pgs
Fees:13.00 Taxes:579.27

20060510-0054885

Witness our hands this 2nd day of May, 2006.

_____

David Matthew Salyer

_____

Rachel Gagnard Salyer

STATE OF TN

COUNTY OF DAVIDSON

On this the 2nd day of May, 2006, before me personally appeared Randy Hunley, the person who executed the foregoing instrument on behalf of David Matthew Salyer and Rachel Gagnard Salyer and who acknowledged that he executed the same as the free act and deed of the said David Matthew Salyer and Rachel Gagnard Salyer, through Power of Attorney granted him by the said David Matthew Salyer and Rachel Gagnard Salyer.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of May, 2006.

Commission expires: May 28, 2006

LaTrece McAdoo

LaTrece McAdoo Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006