WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/22/14

(AFFIX SEAL)

RACHELLE CAUDILL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

File No.: DSE-12-5008

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine A. Nienaber	Wells Fargo Home Mortgage	146-08-0-182.00
(NAME)	(NAME)	
5008 Timberhill Dr.	P.O. Box 660278	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75266-0278	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **HOLLY MICHAEL (FORMERLY HOLLY COMBS) AND HUSBAND, JON MICHAEL**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KATHERINE A. NIENABER**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 350 on the Plan of Section Five, Crieve Hall Estates of record in Plat Book 2133, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Holly Combs by Deed from Deborah A. Olague, an unmarried woman, dated April 3, 2009, of record in Instrument Number 20090406-0031234, Register's Office for Davidson County, Tennessee.

The said Holly Combs having married Jon Michael, is now known as Holly Michael. Jon Michael joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property, by virtue of their marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5008 Timberhill Dr., Nashville, TN 37211
(House Number) (Street) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20120045046 DEEDWARR
Recvd: 06/19/12 08:56 2 pgs
Fees:13.00 Taxes:828.80

20120619-0053490

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 GRANTEE(S) 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 GRANTEE(S), 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 14th day of June, 2012.

Holly Michael

Jon Michael

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holly Michael and Jon Michael, the within named bargainor, 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, this the 14th day of June, 2012.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171