BILL GARRETT, Davidson County
Trans:T20120068383 DEEDWARR
Recvd: 09/12/12 09:01 2 pgs
Fees:13.00 Taxes:665.63
20120912-0082620

Warranty Deed

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $179,900.00. Affiant Subscribed and sworn to before me, this the 6th day of September, 2012. Notary Public My commission expires: 2/4/2015

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tina Von Hagel	Ameris Bank	
1000 Sharpe Ave.	305 S. Main St.	083-01-0-134.00
Nashville, TN 37206	Moultrie, GA 31768	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TODD C. WEBBER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA VON HAGEL, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 80 feet of Lot No. 27 on the Plan of W. H. Hyronemus' Addition, a plan of record in Plat Book 161, Page 174, in the Register's Office.

Said part of Lot No. 27 fronts 80 feet on the southerly side of Sharpe Avenue or Street and runs back between parallel lines 168 feet to an alley 15 feet wide.

Being the same property conveyed to Todd C. Webber by Deed from Kevin Seats of record at Instrument No. 20101123-0093808, Register's Office for Davidson County, Tennessee, dated November 12, 2010.

Being the same property previously conveyed to Kevin Seats by Warranty Deed from David W. Rudolph and Patricia Pruitt Rudolph, husband and wife, recorded as Instrument No. 20100615-0046522, in the Register's Office for Davidson County, Tennessee, dated June 10, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1000 Sharpe Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of September, 2012.

Todd C Webber
Todd C. Webber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd C. Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of September, 2012.

J Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

