Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074061 DEEDWARR
Recvd: 10/01/12 15:28 2 pgs
Fees:13.00 Taxes:602.73
20121001-0089339

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/20/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Naomi M. Washington	Open Mortgage, LLC	041-03-0 025.00
(NAME)	(NAME) BLDG 1300	
1317 Dalemere Drive	14101 Hwy 290 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Austin, TX 78737	
(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, we, **Rusty L. Lynch and wife, Constance Lynch**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Naomi M. Washington**, hereinafter called the GRANTEE(S), their heirs and/or 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. 137 on the plan of Dalemere Subdivision, Section 6, as shown on plat of record in Plat Book 3700, Page 22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rusty L. Lynch and wife, Constance Lynch by Warranty Deed dated November 2, 2001 from Alvin D. Hale and Timothy McAuley, as recorded on November 6, 2001 in Instrument No. 20011106-0121930, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 3700, Page 22, said Register's Office; (3) Restrictions of record in Book 3922, Page 683, as amended of record in Book 3931, page 652, said Register's Office; (4) Easement of record in Book 4024, Page 67, said Register's Office.

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 1317 Dalemere Drive, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 25th day of September, 2012.

Rusty L. Lynch

Constance Lynch

State of Tennessee
County of Sumner

Personally appeared before me Rusty L. Lynch and Constance Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of September, 2012.

Notary Public
My Commission Expires: 1/27/15

~~RETURN TO:~~ Prepared By:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY