(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130038357 DEEDWARR
Recvd: 05/08/13 10:17 2 pgs
Fees:13.00 Taxes:462.50
20130508-0046361

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan K. Wenberg	First Community Mortgage, Inc .	04415037500
(NAME)	(NAME)	
1104 Clarke Street	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130608

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, ADAM M. FLOWERS, MARRIED,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JORDAN K. WENBERG AND JENNIFER LEEANNE WENBERG, HUSBAND AND WIFE,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 91 on the Plan of Section B, Village of Old Hickory, as shown by plat of record in Plat Book 1424, page 67, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING all of the same property conveyed to Adam M. Flowers, married by Warranty Deed from Kathryn Lee Powers, unmarried, dated April 18, 2008 and filed of record in Instrument 20080418-0039862, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1104 Clarke Street, Old Hickory, TN 37138

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 6th day of May, 2013.

Adam M. Flowers

Sara Jane Flowers

STATE OF TENNESSEE

COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Adam M. Flowers and Sara Jane Flowers, the bargainor(s), 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 6th day of May, 2013.

Commission expires: 2/3/15

Notary Public

MISTY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY