WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130041473 DEEDWARR
Recvd: 05/17/13 14:26 2 pgs
Fees:13.00 Taxes:684.50
20130517-0050179

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald Widick		**Map 161-6**
(NAME)	(NAME)	
1022 Deep Woods Trail		**Parcel 115.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **STEPHANIE MACLAUGHLIN AND HUSBAND, SCOTT MACLAUGHLIN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGINALD WIDICK AND DEBORAH WIDICK, HUSBAND AND WIFE** 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. 196 on the Plan of Section Two, Huntington Park, of record in Plat Book 4175, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 196, which is a corner lot, fronts 104.00 feet on the southeasterly margin of Huntington Ridge Road and fronts 81.59 feet on the northerly margin of Tobylynn Drive, said frontages being joined by a curve having a length of 39.26 feet, and extends back 110.40 feet on the northerly line and 129.25 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Stephanie Farrar Walther, married by deed from Michael R. Hawkins, unmarried, of record as Instrument No. 20060726-0090161, Register's Office for Davidson County, Tennessee. Stephanie Farrar Walther has since remarried and now goes by the name of Stephanie MacLaughlin.

Scott MacLaughlin joins in executing this Warranty Deed to convey any and all martial rights he may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 108, said Register's Office; (c) Restrictive covenants contained in Book 4393, page 383, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **706 Tobylynn Drive, Nashville, TN 37211**
AKA 708 Tobylynn Drive, Nashville, TN 37211
(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.

Witness our hands this 16th day of May, 2013.

Stephanie MacLaughlin

Stephanie MacLaughlin

Scott MacLaughlin

Scott MacLaughlin

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Stephanie MacLaughlin and Scott MacLaughlin,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2013.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Notary Public