(477,000.00)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130055865 DEEDWARR
Recvd: 07/01/13 15:07 2 pgs
Fees: 13.00 Taxes: 1764.90

20130701-0067824

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 477,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/12/2014

(AFFIX SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Northgate Title Escrow, Inc., 1043 Executive Drive, Suite 104, Hixson, TN 37343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Gerald Offutt	Farmington Financial Group	117-8-135.00
(NAME)	(NAME)	
1501 Cedar Lane	2002 Richard Jones Rd #340A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37215	
(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, Scott W. Waltermire and wife, Christina C. Hart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Gerald Offutt, Single, 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. 135 on the Map of Victoria Place, of record in Plat Book 332, Page 10, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Larry B. Robinson and wife, Jennifer L. Robinson by deed from Gabriel Dean Wicks and wife, Heather Johnson Wicks, of record in Instrument No 20011005-0108656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott W. Waltermire and wife, Christina C. Hart by Warranty Deed from Larry B. Robinson and wife, Jennifer L. Robinson, dated June 30, 2005 and found of record in instrument number 20050711-0080058 in the Register's Office of Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1501 Cedar Lane, Nashville, TN 37212
(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 6th day of June, 2013.

Scott W. Waltermire

Christina C. Hart

STATE OF TENNESSEE

COUNTY OF Coffee

On this 6th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott W. Waltermire and Christina C. Hart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their

free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
21 JAN 2014

Leslie R Tuttle
Notary Public,

