WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130094281 DEEDWARR
Recvd: 11/04/13 15:55 2 pgs
Fees: 13.00 Taxes: 462.50

20131104-0114501

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

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

Amanda Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison L. Jarrett	Mortgage Investors Group	08411007900
(NAME)	(NAME)	
2253 Maplecrest Drive	8320 E Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1708	Knoxville, TN 37923	
(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, **Sheron Searcey, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Allison L. Jarrett, an unmarried woman and Robert G. Jarrett and Anita A. Jarrett, Husband and Wife as tenants in common with the rights of survivorship**, 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. 32 on the Plan of Maplecrest, of record in Plat Book 1835, pages 27-28, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Sheron Searcey by Deed from The Bank of New York Mellon fka The Bankof New York as Trustee for the Certificateholders of CWALT 2004-17CB, dated 02/01/2010 and filed for record on 02/26/2010 in Instrument 201002260014718, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1835, Page 27, Plat Book 1835, Page 28, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2253 Maplecrest Drive, Nashville, TN 37214-1708
(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 my hand this 31st day of October, 2013.

Sheron Searcey

State of Tennessee
County of Wilson

Personally appeared before me Sheron Searcey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2013.

Notary Public Escrow Officer
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY