BILL GARRETT, Davidson County
Trans: T20140029052 DEEDWARR
Recvd: 04/29/14 10:10 2 pgs
Fees: 13.00 Taxes: 593.85
20140429-0035805

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE - COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2014. NOTARY PUBLIC My commission expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Myers 8604 Gauphin Place Nashville, TN 37211	New owner	173090A256.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand Five Hundred and 00/100 Dollars ($160,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES L. WIDRIG, JOINED BY HIS WIFE, ALICIA C.B. WIDRIG**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRETT MYERS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 197, on the plan of Lenox Village, Phase "E", as of record at Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James L. Widrig, by Warranty Deed from Ashley Howerton (f/k/a Ashley Bernhardt) and husband, Jeffrey Howerton, dated 1/5/2007, recorded 1/18/2007, of record in Instrument No. 20070118-0007160, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 8604 Gauphin Place, Nashville, TN 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Alicia C.B. Widrig joins in this conveyance to transfer any interest she may have in the subject property as the spouse of James L. Widrig.

WITNESS MY/OUR HANDS, this the 25th day of April, 2014.

JAMES L. WIDRIG

ALICIA C.B. WIDRIG

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, James L. Widrig and Alicia C.B. Widrig, 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 seal, this the 25th day of April, 2014.

Notary Public

My commission expires: 9/29/17

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014