File No. 140454

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140043631 DEEDWARR
Recvd: 06/19/14 15:13 2 pgs
Fees: 13.00 Taxes: 425.50
20140619-0053787

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Susan C Prach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan C. Prach	United Wholesale Mortgage	096-05-0-135.00
(NAME) 307 Lorna Dr.	(NAME) 1414 East Maple Rd	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Beulah C. Maynard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan C. Prach and husband, Raimund R. Prach, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee. Said lot fronts 96 feet on the east side of Lorna Drive and runs back 161 feet on the north line and 162.4 feet on the south line to a dead line in the rear on which it measures 80.4 feet.

Being the same property conveyed to Beulah C. Maynard by Quitclaim Deed from Charlene M. Fuqua, dated August 26, 2003 and recorded September 3, 2003, in Instrument No. 20030903-0127787; and the same property previously conveyed to Charlene M. Fuqua by Warranty Deed from Douglas Womack Fuqua and wife, Charlene M. Fuqua, dated November 13, 1962 and recorded December 5, 1962, in Book 3465, page 145, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 307 Lorna Dr., Nashville, TN 37214
(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.

File No. 140454
Witness my hand this 12th day of June, 2014.

Beulah C. Maynard

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beulah C. Maynard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2014.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016