WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/14 15:12 2 pgs
Fees:13.00 Taxes:740.00
20140724-0065993

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2014.

Notary Public

My commission expires: 06-19-16
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ian Bourgoine Romney Bourgoine		**Map 147-15-0 Parcel 102.00**
4929 Millerwood Dr.	Same As owner	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cherissa M. Way and Richard T. Way, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ian Bourgoine and wife, Romney Bourgoine

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. 28 on the Plan of Whispering Hills, Section 5, as of record in Book 3300, Page 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charissa M. Way and Richard T. Way, wife and husband, by Deed from Robert H. Bradley, unmarried, of record in Instrument No. 20070820-0099025, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Richard T. Way, pursuant to a Power of Attorney executed by same on the 16th day of June, 2014, of record in Instrument No. 20140724-0065992, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel of land is subject to the following:

Plan of record in Book 3300, Page 11, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6186, Page 253, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 3255, Page 587, Register's Office of Davidson County, Tennessee.

Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **4929 Millerwood Dr., Nashville, TN 37211**

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 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 my/our hand(s) this 15 day of **July, 2014.**

Cherissa M Way

Cherissa M. Way

Richard T Way by Cherissa M Way

Richard T. Way by Cherissa M. Way, Attorney-in-Fact

Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cherissa M. Way**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of **July, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: 7-3-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15 day of July, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Cherissa M. Way**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Richard T. Way** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Richard T. Way**, for the purpose therein contained, by signing the name of **Richard T. Way,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of **July, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: 7-3-17

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Janet Gers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016