WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Jennifer C. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15th~~ 18th day of July, 2014.

Kristi Minton
Notary Public

MY COMMISSION EXPIRES: 9/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erika V. Vigil	First Community Mortgage, Inc	11911014600
(NAME)	(NAME)	
113 Glenmont Drive	275 Robert Rose Drive	Davidson County DEEDWARR Recvd: 07/25/14 07:46 3 pgs Fees:18.00 Taxes:488.40 20140725-0066061
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Murfreesboro, TN 37129	
(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, **Julie S. Boyte-Harrell and husband, Gilbert Harrell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Erika V. Vigil**,* 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:

* - a single person

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Thompson Lane Park, as shown on plat appearing of record in Plat Book 2331, page 138, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Julie S. Boyte by Warranty Deed dated May 15, 1992 from Federal National Mortgage Association of record in Book 8641, Page 510, Register's Office for Davidson County, Tennessee.

The said Julie S. Boyte-Harrell and Julie S. Boyte being one and the same person.

Gilbert Harrell joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to (1) All matters as set forth per Plat Book 2331, Page 138 and (2) Restrictions of record in Book 2548, Page 299, said Register's Office.

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 113 Glenmont Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-11352
SMG TN Warranty Deed

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 our hands this 18th day of July, 2014.

Julie S. Boyte-Harrell
Julie S. Boyte-Harrell

Gilbert W. Harrell
Gilbert Harrell

State of Tennessee
County of Williamson

Personally appeared before me Julie S. Boyte-Harrell and Gilbert Harrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2014.

Kristi Minton
Notary Public
My Commission Expires: 9/18/17

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE