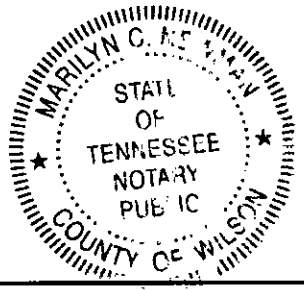
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-04-17

(AFFIX SEAL)

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
Jamie Lyn Rickmyre	Gardner Financial Services, Ltd dba Legacy Mutual Mortgage	09110024300
(NAME)	(NAME)	
525 Snyder Avenue	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78231-1225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140063963 DEEDWARR
Recvd: 08/28/14 11:55 2 pgs
Fees:13.00 Taxes:610.50
20140828-0078702

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, **Sheri Prosser, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jamie Lyn Rickmyre, a single woman**, 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. 1, and the northerly one-half of Lot No. 2 of Block "A", on the Map of Mrs. S. E. Drake's Subdivision of Block "A" and J. M. Davidson's Subdivision of Block "B", Vernons & Lovell's Holman Heights Plan, as shown on plat of record in Plan Book 332, Page 25, Said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Malcolm R. Crouch and wife, Dorothy Ritchie Crouch by deed from Ethel Crouch Austin, et al, of record in Book 1425, Page 56, Register's Office for Davidson County, Tennessee. Malcolm R. Crouch died leaving Dorothy Ritchie Crouch said surviving tenants by the entirety. The said Dorothy Ritchie Crouch died testate on May 6, 1985 , as evidenced in file 76688 Probate Court Clerk's Office for Davidson County, Tennessee. Subject property was further conveyed to Donnie F. McFarlin and wife, Denise M. McFarlin, by Warranty Deed of record in Book 10044, Page 497, Register's Office for Davidson County, Tennessee. And further conveyed to Sherri Prosser by Trustee's Deed of record as Instrument No. 201401030000819, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 332, Page 25, 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 525 Snyder Avenue, Nashville, TN 37209
(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 27th day of August, 2014.

Sheri Prosser

State of Tennessee
County of Wilson

Personally appeared before me Sheri Prosser, 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 27th day of August, 2014.

Notary Public Marilyn C Newman
My Commission Expires: 8-14-17

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

