WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064823 DEEDWARR
Recvd: 09/02/14 11:32 2 pgs
Fees:13.00 Taxes:647.50
20140902-0079666

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Wetzel	Primelending, a Plains Capital Company	
(NAME)	(NAME)	
3682 Richbriar Cir.	18111 Preston Rd., Ste. 900	148-1-169
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TC 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CATHERINE J. CAPPS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM J. WETZEL AND JACLYN R. WETZEL, HUSBAND AND WIFE,** 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 301, SECTION 5, HILLBROOK, as shown on plat of record in Plat Book 3700, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin to Catherine J. Briggs as recorded on the 12th day of February, 1981 in Deed Book 5710, Page 248; Warranty Deed from Catherine Joy O'Guin Briggs to Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin as recorded on the 19th day of September, 1975 in Deed Book 4952, Page 665; Deed from Cecil B. Williams to Catherine Joy O'Guin Briggs as recorded on the 4th day of September, 1975 in Deed Book 4947, Page 928; Deed from Catherine Joy O'Guin Briggs to Cecil B. Williams as recorded on the 13th day of August, 1975 in Deed Book 4941, Page 364; Warranty Deed from William L. Bruce, Jr. and wife, Peggy Jean Bruce to Catherine Joy O'Guin Briggs as recorded on the 26th day of October, 1967 in Deed Book 4184, Page 172, in the Register's Office of Davidson County, Tennessee. Catherine J. Briggs is now known as Catherine J. Capps.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 3700, Page(s) 73, said Register's Office; and (c) restrictive covenants of record in Book 4031, Page 160, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3682 Richbriar Cir., Nashville, TN 37211

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29 day of August, 2014.

Catherine J. Capps

Catherine J. Capps

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine J. Capps, the bargainor, 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 at Nashville, Tennessee this 29 day of August, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public