BILL GARRETT, Davidson County
Trans:T20140067752 DEEDWARR
Recvd: 09/11/14 11:11 2 pgs
Fees:13.00 Taxes:628.63
20140911-0083279

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1166**

WARRANTY DEED

THIS INDENTURE, made and entered into this 9/04/2014, by and between **Betty S Austin, an unmarried individual and Rene D. Baxter, an unmarried individual** parties of the first part, and [redacted] Edythe H. Lamey, [redacted] **and Leonard W. Nuttall, Jr., wife and husband, parties of the second part,**

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of Tulip grove, Section I, as shown by plat of record in Book 3700, Page 106, in the Register's Office for Davison County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Betty S. Austin and Rene D. Baxter, by Warranty Deed from Chester A. Towry, , dated January 11, 2012, as Instrument No. 20120113-0003653, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **075 07 0 015.00**
☒ Improved property located at: **4424 Juneau Drive, Hermitage, TN 37076**
☐ Unimproved

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11423

WITNESS the signature of the party of the first part of the day and year first above written.

Berry S Austin

Rene D. Baxter

STATE OF Tennessee

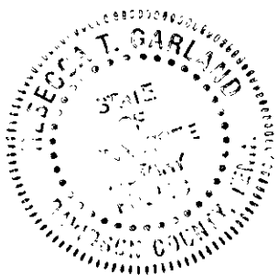
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Berry S Austin and Rene D. Baxter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 4th day of September, 2014..

Notary Public

My Commission Expires: 5/8/17



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Owner's Name: **Leonard W. Nuttall, Jr. and Edythe H. Lamey**

and Address: **4424 Juneau Drive, Hermitage, TN 37076**

Mail tax bills to **USAA Federal Savings Bank, P.O. Box 961292**
Fort Worth, TX 76161-0292

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$169,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 4th day of September, 2014..

Notary Public

My Commission Expires: 1/27/15

