BILL GARRETT, Davidson County
Trans:T20140070741 DEEDWARR
Recvd: 09/22/14 12:06 2 pgs
Fees:13.00 Taxes:1202.50
20140922-0086697

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 325,000.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 11th day of September, 2014.

Tracey Perry
Notary Public

My commission expires: 3-3-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SARAH R. HALBROOK **TERRY JOHN DYER**	**F&M BANK**	**172140A10500CO**
1305 WEXFORD DOWNS LN	**50 FRANKLIN STREET**	
NASHVILLE, TN 37211	**CLARKSVILLE, TN 37040**	

FOR AND IN 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 ACKNOWLEDGE, WE,

ASHLY H. BRICK and SAMUEL G. BRICK

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

SARAH R. HALBROOK, AN UNMARRIED WOMAN and TERRY JOHN DYER, AN UNMARRIED MAN

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 lying in the Sixth Civil District of Davidson County, Tennessee being Lot No. 34 on the Final Plat of Section Three of Wexford Downs of record as Instrument No. 200008100079246 in the Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO ASHLY H. BRICK and SAMUEL G. BRICK, husband and wife, BY WARRANTY DEED FROM HERITAGE BUILDERS, LLC, DATED 06/03/2005 AND RECORDED ON 06/07/2005 IN INSTRUMENT NUMBER 20050607-0065023, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1305 WEXFORD DOWNS LN, NASHVILLE, TN 37204.

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 in 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 11th day of September, 2014.

ASHLY H. BRICK

SAMUEL G. BRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ASHLY H. BRICK and SAMUEL G. BRICK, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2014.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015