WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

D. Gregory Mavity
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Mavity	Gregory Mavity	075-11 103.00
(NAME) 1008 1st Ave N. ~~625 Netherlands Dr.~~	(NAME) 1008 1st Ave N. ~~625 Netherlands Dr.~~	
Nashville (ADDRESS) 37201 ~~Hermitage, TN 37076~~	(ADDRESS) Nashville ~~Hermitage~~, TN ~~37076~~ 37201	
(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, I, **Southeast Financial Credit Union**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Mavity**, 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:

BEING LOT NO. 216, ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3, OF RECORD IN BOOK 4675, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SOUTHEAST FINANCIAL CREDIT UNION BY SUCCESSOR TRUSTEE'S DEED FROM BRYAN D. SPICER, SUCCESSOR TRUSTEE, DATED SEPTEMBER 4, 2013, OF RECORD IN INSTRUMENT NO. 20130917-0097601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 4675, page 14, and Restrictions of record in Book 4793, page 157; Book 4849, page 767; Book 5020, page 58; Book 5028, page 357; Book 5545, page 321 and Book 6017, page 179, all matters appearing of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 625 Netherlands Dr., Hermitage, TN 37076
(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.

BILL GARRETT, Davidson County
Trans:T20140078925 DEEDWARR
Recvd: 10/20/14 15:20 2 pgs
Fees:13.00 Taxes:407.00
20141020-0096678

Witness my hand this 16th day of October, 2014.

Southeast Financial Credit Union

By: _____

Chad Boone, Senior Vice President of Mortgage and Business Lending

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chad Boone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Senior Vice President of Mortgage and Business Lending of Southeast Financial Credit Union, the within named bargainor, and that he as such Senior Vice President of Mortgage and Business Lending, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Southeast Financial Credit Union by the said Chad Boone as such Senior Vice President of Mortgage and Business Lending.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of October, 2014.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017