NEW OWNER:

Kyle C. Way
1903 Dahlia Drive
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0884

Map 094 Group 08-0 Parcel 031.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140079207 DEEDWARR
Recvd: 10/21/14 13:28 2 pgs
Fees:13.00 Taxes:284.53
20141021-0097001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Six Thousand Nine Hundred and 00/100 Dollars ($76,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CONNIE D. MUNDY, an unmarried woman, f/k/a CONNIE D. WASWICK, a married woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KYLE C. WAY, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, Being Lot No. 25 on the Plan of Dahlia Gardens as of record in Plat Book 2663, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.**
>
> **Being the same property conveyed to Connie D. Waswick, a married woman, by Warranty Deed from Eric J. Davis and wife, Christine R. Davis, dated March 9, 2010, and of record Instrument No. 20100312-0018837, Register's Office for Davidson County, Tennessee.**
>
> **This is IMPROVED property known as 1903 Dahlia Drive, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **October, 2014**.

CONNIE D. MUNDY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CONNIE D. MUNDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 17th day of **October, 2014**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16

****

The actual consideration or value, whichever is greater, for this transfer is $ **76,900.00** .

AFFIANT

Sworn to and subscribed to before me 17th day of **October, 2014**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16