Davidson County DEEDWARR
Recvd: 12/12/14 16:05 3 pgs
Fees:18.00 Taxes:739.63
20141212-0114157

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112426**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900. Ashley Reiss Affiant Subscribed and sworn to before me, this 12th day of December, 2014. Notary Public My Commission Expires: 6-5-16

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kevin W. Loyed 7024 Somerset Farms Drive Nashville TN 37221	Send Tax Bills To: Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	Tax Information: Tax Parcel ID No. 141-07-0-B-024.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracey L. Rodgers n/ka Tracey Teichmann and Travis Teichmann, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin W. Loyed, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 24, SOMERSET FARMS, SECTION ONE, as shown on plat of record in Plat Book 7900, Page 357, 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 to Tracey L. Rodgers, unmarried by Warranty Deed from William Thomas Neathamer, III, unmarried, recorded on the 2nd day of April, 2001 in Instrument No. 20010402-0031577, in the Register's Office of Davidson County, Tennessee.

Travis Teichmann, spouse of Tracey Teichmann, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8556, Page 11.

Charter of Homeowners Association recorded in Book 8235, Page 521, amended in Book 8584, Page 20.

~~Easement for Drainage, recorded in Book 3314, Page 23.~~

~~Easement for Railroad Right of Way, noted in Book 6011, Page 191~~

~~Rights of other parties in and to the family graveyard noted in Book 6011, Page 191 located on the land, including the right of ingress, egress, maintenance of such site and burial rights.~~

~~Conveyance for common area recorded in Book 9101, Page 667~~

~~Conveyance for open space recorded at Instrument No. 20081218-0123912~~

~~Subject to flow of rivers and streams.~~

This is improved property located at **7024 Somerset Farms Drive Nashville TN 37221**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2014.

Tracey L. Rodgers n/ka Tracey Teichmann

Travis Teichmann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey L. Rodgers n/ka Tracey Teichmann and Travis Teichmann, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2014.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

