WARRANTY DEED



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$594,300.00.**

Christina Cook
Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2015.

J Anderson
Notary Public

My commission expires: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John L. Smith Katherine Chevigny	New Owner	Map 103-04-0 Parcel 034-00
4105 Media Street		
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sandy Wybel

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

KATHERINE CHEVIGNY AND JOHN SMITH, WIFE AND HUSBAND

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 in Davidson County, Tennessee, being Lot No. 1, on the Plan of the Final Plat of Wyoming Alley, of record in Instrument No. 20030605-0078073, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandy Wybel, by Deed dated April 27, 2012 from Robert J. Terry and Patrick W. Terry, of record in Instrument No. 20120430-0036388, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20030605-0078073, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **4105 Media Street, Nashville, Tennessee 37209**

BILL GARRETT, Davidson County
Trans:T20150008883 DEEDWARR
Recvd: 02/04/15 12:37 2 pgs
Fees:13.00 Taxes:2198.91
20150204-0010556

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 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.

Witness my/our hand(s) this 2nd day of. February, 2015.

Sandy Wybel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sandy Wybel,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of February, 2015

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17