WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013372 DEEDWARR
Recvd: 02/24/15 11:38 2 pgs
Fees:13.00 Taxes:891.33

20150224-0015761

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: March 10, 2015

(AFFIX SEAL)

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy J. Gwaltney	Jeremy J. Gwaltney	087090086.00
(NAME)	(NAME)	
4824 Myra Drive	4824 Myra Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **416 Equity LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeremy J. Gwaltney, a single person and Chelsea D. France, a single person,** 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 all of Lot No. 31 of Final Plat of New Hope Estates, Phase One, according to plat and survey of record in Plat Book 9700, page 319, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.

BEING the same property conveyed to 416 Equity, LLC by Special Warranty deed dated June 5, from 2012 CitiBank, N.A. as Trustee, of record in Instrument Number 20120803-0069317, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4824 Myra Drive, 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.

Witness my/our hands this 20th day of February, 2015.

416 EQUITY LLC

Carol Mathews
Manager Member

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Carol Mathews with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Manager Member of 416 Equity LLC and that she as such Manager Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Manager Member

WITNESS my hand and seal this 20th day of February, 2015.

Notary Public Kristin L. Brown
My Commission Expires: March 10, 2015

File No.: 20609

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD