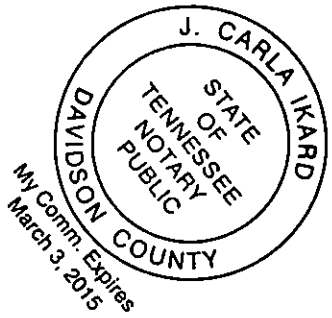
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of Feb, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stormie Wakefield	Guaranty TRUST Co	059 04 0 047.00
(NAME)	(NAME)	
529 Mill Station Drive	3500 Parkway Ln #415	
(ADDRESS)	(ADDRESS)	
Nashville 37207	Norcross, GA 30092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Four Thousand One Hundred And No/100 Dollars ($164,100.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nyshauna Traverse, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stormie Wakefield,** 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 Number 47 on the Plan of Phase I, Claymille Station, of record in Plat Book 6900 at Page 322 and 323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nyshauna Traverse, a married person by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation dated October 26, 2010 and recorded November 15, 2010 as Instrument No. 20101115-0091415, in said Register's Office for Davidson County, Tennessee.

Michael G. Traverse, spouse of Nyshauna Traverse, joins in the execution of this instrument, with the consent of the granting spouse, to convey any marital interest he may have, if any, in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-150421

BILL GARRETT, Davidson County
Trans:T20150015557 DEEDWARR
Recvd: 03/03/15 11:42 2 pgs
Fees:13.00 Taxes:607.17

20150303-0018430

unimproved ☐
This is improved ☒ property, known as 529 Mill Station Drive, Nashville, TN 37207

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, has 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 our hands this 27th day of February, 2015.

Nyshauna Traverse

Nyshauna Traverse

Michael G. Traverse

Michael G. Traverse

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Nyshauna Traverse and Michael G. Traverse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2015.

Notary Public
My Commission Expires:

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File Number: MTJ-150421