BILL GARRETT, Davidson County
Trans:T20150020807 DEEDWARR
Recvd: 03/23/15 09:17 2 pgs
Fees:13.00 Taxes:714.10

20150323-0024556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 193,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2015.

Notary Public

My commission expires: 8.18.18

Anna E. Rowland
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **MICHAEL WHETZEL**<br>**ROBERT WHETZEL** | **SAME** | **09801009700** |
| **5108 LANA RENEE CT** | | |
| **HERMITAGE, TN 37076** | | |

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

**KENNETH DASH, A MARRIED PERSON**

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

**MICHAEL WHETZEL and ROBERT WHETZEL, as TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**

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. 60 OF ROXBOROUGH OF RECORD IN BOOK 5200, PAGE 63, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.**

**BEING THE SAME PROPERTY CONVEYED TO KENNETH DASH, A MARRIED PERSON, BY SPECIAL WARRANTY DEED FROM U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS1, DATED 09/22/2014 AND RECORDED ON 09/30/2014 IN INSTRUMENT NUMBER 20140930-0089804, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.**

**ALSO BEING THE SAME PROPERTY CONVEYED TO U. S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS1, BY SUBSTITUTE TRUSTEE'S DEED FROM MCCURDY & CANDLER TN, LLC FKA MCC TN, LLC AS SUBSTITUTE TRUSTEE, DATED 09/05/2013 AND RECORDED ON 09/09/2013 IN INSTRUMENT NUMBER 20130909-0094796, SAID REGISTER'S OFFICE.**

**ALSO BEING THE SAME PROPERTY CONVEYED TO DESMOND L. TAYLOR, AN UNMARRIED PERSON, BY WARRANTY DEED FROM JAMES H. STUDDARD SR., AN** UNMARRIED PERSON, DATED 09/23/2005 AND RECORDED ON 10/07/2005 IN INSTRUMENT NUMBER 20051007-0121556, SAID REGISTER'S OFFICE.

THIS PROPERTY WAS NEVER THE PRIMARY RESIDENCE OF THE SELLER, THEREFORE HIS WIFE DOES NOT ENTER INTO THE EXECUTION OF THIS INSTRUMENT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 5108 LANA RENEE CT, HERMITAGE, TN 37076.

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 in 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 6th day of March, 2015.

KENNETH DASH

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, KENNETH DASH, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2015.

Notary Public

My Commission Expires: 8/18/18

Anna E. Rowland
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County