Davidson County	DEEDWARR
Recvd: 05/01/15 16:02	2 pgs
Fees:13.00 Taxes:571.65	
20150501-0039703	

151357

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 11/26/18

(AFFIX SEAL)

Chris A. Fuentes Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David S. Warstler	Regions Bank dba Regions Mortgage	182-06-0A-208.00
(NAME)	(NAME)	
8645 Lawson Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, We, **Jon A. Bray and wife, and Jessica C. Bray,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David S. Warstler and Rachel M. Warstler, husband and wife,** 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. 202 on the Plan of Old Hickory Hills, Phase Two, Section Three of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jon A. Bray and wife, Jessica C. Bray by deed from The Craig Company, a Tennessee Corporation dated November 17, 2004 and recorded in Instrument No: 20041222-0152462, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 8645 Lawson Drive, Antioch, TN 37013
(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 29th day of April, 2015.

Jon A. Bray

Jessica C. Bray

State of Tennessee
County of Sumner

Personally appeared before me Jon A. Bray and Jessica C. Bray, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2015.

Notary Public
My Commission Expires: _____

File No.: 150336

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018