WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043570 DEEDWARR
Recvd: 06/03/15 13:53 2 pgs
Fees:13.00 Taxes:506.90
20150603-0051875

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul L. Tierney	Guaranty Trust Company	095-04-O-148.00
(NAME)	(NAME)	
2523 Crossfield Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy K. Dauberman, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul L. Tierney and wife, Melanie D. Tierney**, hereinafter called the GRANTEE(S), their heirs and/or 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. 50 on the Plan of Eva-Mor Heights of record in Plat Book 1424, page 149, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amy K. Dauberman, unmarried by Warranty Deed from Dianne K. Brown, unmarried, dated 8/7/2008, recorded 8/18/2008 of record in Instrument No. 20080818-0084490, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee.

Easement for the flow of Stones River, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2523 Crossfield Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 1st day of June, 2015.

Amy K. Dauberman

State of Tennessee
County of Williamson

Personally appeared before me Amy K. Dauberman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2015.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

