WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043582 DEEDWARR
Recvd: 06/03/15 14:02 2 pgs
Fees: 13.00 Taxes: 518.00
20150603-0051894

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darren John Theriault Bethany Rische	SWBC Mortgage Corp.	08115014400
(NAME)	(NAME)	
1813 Underwood Street	9311 San Pedro Ave. Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Antonio, TX 78216	
(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, **Joseph L. Perry, unmarried and Jannie C. Williams, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Darren John Theriault and Bethany Rische, 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:

Lot 47, J.M.T.J and G.W. Hardings Plan, as shown on plat of record in the Plat book 21, Page 80, in the Register's Office of Davidson County Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph L. Perry and Jannie C. Williams, by deed of record in Instrument No. 20150327-0026740 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1813 Underwood Street, Nashville, TN 37208
(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 2nd day of June, 2015.

Joseph L. Perry

Jannie C. Williams

State of Tennessee
County of Davidson

Personally appeared before me Joseph L. Perry and Jannie C. Williams, 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 2nd day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 9525

CHRISTOPHER B FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018