WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Ann A. Piarrot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015

Christine L. Lind
Notary Public

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

(AFFIX SEAL)

My Commission Expires 9.18.17

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Suite 104
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ann A. Piarrot	New York Community Bank	85-13-24
(NAME)	(NAME) c/o First American RE Tax Service	
2612 Crestwood Drive	1 First American Way, Mail code DFW 1-5	
(ADDRESS)	(ADDRESS) Westlake, TX 76262 Attn: Client Services	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151187

For and 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 acknowledged, I/we, **Robert C. DeJaeger, Jr.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ann A. Piarrot**, hereinafter called the GRANTEE, her 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. 17, on the Plan of Re-subdivision of Cliffdale, of record in Plat Book 974, page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert DeJaeger, Jr., a married man by deed from Evan W. Spann, a married man, dated August 21, 2013, of record in Instrument No. 20130909-0095006, Register's Office for Davidson County, Tennessee.

This not the principal place of residence of the Grantor named herein or his spouse.

Unimproved ☐

This is improved ☒ property, known as 2612 Crestwood Drive, Nashville, TN 37214.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150053583 DEEDWARR
Recvd: 07/02/15 12:33 2 pgs
Fees:13.00 Taxes:481.00
20150702-0064297

Witness my hand this 30th day of June, 2015

Robert C. DeJaeger, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert C. DeJaeger, Jr., 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, at office, this 30th of June, 2015.

Notary Public

CHRISTINE L. LINDSEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires:

My Commission Expires 9.18.17