Lehmain

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150055474 DEEDWARR
Recvd: 07/09/15 10:13 2 pgs
Fees: 13.00 Taxes: 757.02
20150709-0066641

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,600.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haley K. Steele	Franklin American Mortgage Company	147-15-0-100.00
(NAME)	(NAME)	
4937 Millerwood Drive	501 Corporate Centre Dr, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Michael Dennis Cornett, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Haley K. Steele, unmarried and Christopher Houser, unmarried 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(s) 26, as shown on the map entitled the plan of Whispering Hills, Section 5, of record in Book 3300, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL DENNIS CORNETT, UNMARRIED, by deed from MICHAEL JAMES HUFFAKER AND WIFE, DAVILYN RUTH CAGLE, of record in Instrument No. 20120828-0077259, dated August 24, 2012, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4937 Millerwood Drive, Nashville, TN 37211

(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. 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.

Witness my hand this 1st day of July, 2015.

Michael Dennis Cornett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Dennis Cornett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

