BILL GARRETT, Davidson County
Trans:T20150056824 DEEDWARR
Recvd: 07/14/15 09:39 2 pgs
Fees:13.00 Taxes:847.30
20150714-0068317

Warranty Deed

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $229,000.00. Affiant Subscribed and sworn to before me, this the 10th day of July, 2015. Notary Public My commission expires: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey D. West Cynthia G. West	New Owner	
1221 Twelve Stones Crossing		08304017900
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACOB PAUL PLAHUTA AND MELANIE PLAHUTA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY D. WEST AND WIFE, CYNTHIA G. WEST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Rosebank Park of record in Plat Book 2083, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob Paul Plahuta, an unmarried man by Warranty deed from Henry B. Deering, Jr. and unmarried man of record in Instrument No. 20120227-0016836 Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on February 27, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2324 Carter Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2015.

Jacob P. Plahuta by Denise E Moore Attorney-In-Fact

Jacob Paul Plahuta by Denise Moore his Attorney-in-Fact

Melanie Plahuta by Denise E Moore Attorney-In-Fact

Melanie Plahuta by Denise Moore her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2015, before me personally appeared Denise Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacob Paul Plahuta and Melanie Plahuta as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jacob Paul Plahuta and Melanie Plahuta.

Witness my hand and seal this 10th day of July, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public