FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS July 10, 2015. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0309

BILL GARRETT, Davidson County
Trans:T20150057526 DEEDWARR
Recvd: 07/15/15 15:06 2 pgs
Fees:13.00 Taxes:439.93
20150715-0069097

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl Bridges	same	**075120A01500**
(NAME) **204 Scotts Creek Trail**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Robert A. Metzler (formerly unmarried)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daryl Bridges, an unmarried man,** 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 No. 15 on the Plan of Revised Cedar Creek, Phase One, as of record in Plat Book 6900, Page 848, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert A. Metzler, unmarried by Warranty Deed from Heather J. Coakley-Jones and Jimmy D. Jones, dated April 19, 2002 and filed in Instrument Number 20020426-0051602, Register's Office of Davidson County, Tennessee. Robert A. Metzler having since married.

Sherrie Metzler, spouse of Robert A. Metzler, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property as listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **204 Scotts Creek Trail, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **July, 2015**.

Robert A. Metzler

~~Sherrie~~ Sherry Metzler

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Robert A. Metzler and Sherrie Metzler**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **10th** day of **July, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY