WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065164 DEEDWARR
Recvd: 08/06/15 09:08 3 pgs
Fees:18.00 Taxes:1036.00
20150806-0078257

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alec Humphries and Megan Humphries	New Owner	141 15 0C 011.00
(NAME)	(NAME)	
1129 Silverleaf Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Megan E. Mignemi and Nicholas A Mignemi, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alec A. Humphries and Megan L. Humphries, 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:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Phase 8, Rolling River Estates, as of record in Plat Book 5800, Page 148, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Megan E. Herceg and Nicholas A. Mignemi, as joint tenants with right of survivorship by Warranty Deed from Jonathan Schoenecker and wife, Susan Schoenecker dated April 15, 2009 and recorded April 20, 2009 in Instrument No. 20090420-0035728 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-152151

unimproved ☐
This is improved ☒ property, known as 1129 Silverleaf Terrace, Nashville, TN 37221

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, has 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 our hands this .

Megan E. Herceg n/k/a Megan E. Mignemi by Joe Hach, her attorney in fact

Nicholas Mignemi

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Megan E. Mignemi FKA Megan E. Herceg and Nicholas A Mignemi, wife and husbandthe 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 and official seal, this the 27th of July, 2015.

Notary Public

My Commission Expires:

(SEAL) 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-152151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **JOE HACH,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **MEGAN E. HERCEG N/K/A MEGAN E. MIGNEMI**, and who acknowledge that he/she executed the same as the free act and deed of the said Warranty Deed, by virtue of a Power of Attorney.

WITNESS my hand and official seal at Davidson County, Tennessee this 27 day of July, 2015.

NOTARY

MY COMMISSION EXPIRES: 9-10-18

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH
COUNTY OF DAVIDSON