WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150066506 DEEDWARR
Recvd: 08/11/15 08:14 2 pgs
Fees:13.00 Taxes:1184.00
20150811-0079997

File No.: ALW-15-315

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Hewitt and Katie Barnes	Farmington Mortgage	11905001700
(NAME)	(NAME)	
315 Peachtree Street	2002 Richard Jones Road	
(ADDRESS)	Suite 300A (ADDRESS)	
Nashville, TN 37210	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **JASON B. WAKEFIELD AND BELINDA K. WAKEFIELD, HUSBAND AND WIFE,**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RYAN HEWITT AND KATIE BARNES**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being part of block 31 on the map of Cumberland Nurseries' Subdivision, as of record in Book 161, Page 112, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Peachtree Street at the Northeast corner of the property conveyed to W. R. Burnett and wife, by deed from J. T. Farmer and wife, of record in Book 1290, Page 523, said Register's Office; thence with Burnett's Easterly line Southwardly 248 feet to a dead line;

thence with said dead line, Eastwardly 88 feet 7 inches to the Southeast corner of the property herein conveyed;

thence Northwardly 248 feet to the Southerly margin of Peachtree Street; thence with the Southerly margin of said street, Westwardly 88 feet 7 inches to the point of beginning.

Being the same property conveyed to Jason B. Wakefield and wife, Belinda K. Wakefield by Warranty Deed from Bobby D. Vaden and Ernest Lee Vaden, individually and as Co-Executors of the Estate of Olivia J. Vaden, recorded on the 10th day of September, 2001 in Instrument No. 20010910-0097912, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 315 Peachtree Street, Nashville, TN 37210

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 4th day of August, 2015.

Jason B. Wakefield

Belinda K. Wakefield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason B. Wakefield and Belinda K. Wakefield, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2015.

Notary Public
My Commission Expires: 10/18/16

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171