Davidson County DEEDWARR
Recvd: 08/14/15 14:04 3 pgs
Fees:18.00 Taxes:786.25
20150814-0081863

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/9/19

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(AFFIX SEAL)

SRN15-8947

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caren M. Wayburn	Pinnacle Bank	
8947 Sawyer Brown	150 3rd Ave. South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	142-09H-013.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOLLY CYPHERT AND TRAVIS CYPHERT, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAREN M. WAYBURN, A SINGLE WOMAN, 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:

Land in Davidson County, Tennessee, being Unit No. 8947 in River Plantation, Section IX, Phase I, a Condominium, as shown on the plat of record in Book 7900, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, and as described in the Master Deed recorded in Book 8061, Page 341 and in the Covenants of record in Book 7389, Page 924 as amended in Book 8494, Page 628; Book 8591, Page 251; Book 8666, Page 319; Book 8844, Page 628; Book 8591, Page 251; Book 8666, Page 319; Book 8844, Page 642; Book 8975, Page 89 and Book 9053, Page 256, said Register's Office.

Being the same property conveyed to Patrick B. Palmer and wife, Rebecca B. Palmer by Warranty deed from Patrick B. Palmer, a married man and Michael W. Palmer, a married man, as sole heirs and beneficiaries of the Estate of Dolores J. Mayes of record in Instrument No. 20110218-0013877 Register's Office for Davidson County, Tennessee, dated February 14, 2011 and recorded on February 18, 2011.

Being the same property conveyed to Holly Cyphert and Travis Cyphert, wife and husband by Warranty deed from Patrick B. Palmer and wife, Rebecca B. Palmer of record in Instrument No. 20130820-0087894 Register's Office for Davidson County, Tennessee, dated August 09, 2013 and recorded on August 20, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 7900, Page 98, Plat Book 7900, Page 97, as corrected by Surveyor's Certificate of Correction in Book 8123, Page 692, Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, Book 8975, Page 89, Book 9053, Page 256 and Book 9247, Page 951, as amended in Book 9326, Page 713 and further supplemented and amended in Instrument No. 20041124-0140994, Book 7389, Page 924, Book 8061, Page 357, Book 7402, Page 591, Instrument Number 20041105-0133835, Book 2277, Page 619 and Book 3028, Page 605, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8947 Sawyer Brown, Nashville, Tennessee 37221
(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 GRANTEE(S), 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 10th day of August, 2015.

Holly Cyphert by Heidi Green as attorney in fact
Holly Cyphert

Travis Cyphert by Heidi Green as attorney in fact
Travis Cyphert

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of August, 2015, before me personally appeared Heidi Green, 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 Holly Cyphert and Travis Cyphert, wife and husband and who acknowledged he/she/they executed the same as the free act and deed of the said Holly Cyphert and Travis Cyphert, wife and husband.

Witness my hand and official seal, this the 10th day of August, 2015.

Notary Public

My Commission Expires: 3/20/18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC PAMELA JO SMITHSON WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

I, the undersigned, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

Pete Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires ~~7/2/18~~ 4/9/19

Notary Public