BILL GARRETT, Davidson County
Trans: T20150074428 DEEDWARR
Recvd: 09/01/15 14:03 2 pgs
Fees: 13.00 Taxes: 623.45

20150901-0088801

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/26/18

(AFFIX SEAL)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Maurice Davis, unmarried	Interline Htg. Svcs. (NAME)	01500009006
2746 Union Hill Road (ADDRESS)	10613 W. Sam Houston Pkwy N. (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Houston, TX 77064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kevin W. Uthmann, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Maurice Davis, unmarried , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH FORMERLY 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A PART OF TRACT NUMBER 6 ON THE MAP OF THE SUBDIVISION OF WEAVER-HARRIS ET AL, LANDS, OF RECORD IN PLAT BOOK 2, PAGE 183, CHANCERY COURT DO DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN UNION HILL ROAD, SAID POINT BEING LOCATED 116 FEET SOUTH 75 DEGREES 15 MINUTES EAST OF THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO FRANK ALLEN AND WIFE, CAROL DIANE VESTAL, BY DEED OF RECORD IN BOOK 3317, PAGE 467, SAID REGISTER'S OFFICE; THENCE NORTH 4 DEGREES EAST 450 FEET TO A POINT; THENCE SOUTH 88 DEGREES 30 MINUTES 100 FEET TO A POINT; THENCE SOUTH 2 DEGREES 30 MINUTES WEST 470 FEET TO A POINT IN SAID UNION HILL ROAD; THENCE WITH SAID ROAD, NORTH 75 DEGREES 15 MINUTES WEST 118 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KEVIN W. UTHMANN AND WIFE, DALENE S. UTHMANN BY DEED FROM KEVIN W. UTHMANN OF RECORD BY INSTRUMENT NO. 20080926-0097942, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DALENE S. UTHMANN HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2746 Union Hill Road, Joelton, TN 37080
(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 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.

Witness my/our hand(s) this 28th day of August, 2015.

WARRANTY DEED
(Continued)

Kevin W. Uthmann

Kevin W. Uthmann

STATE OF Colorado

COUNTY OF Larimer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin W. Uthmann, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2015.

Lisa D McClure

Notary Public

My Commission Expires: 6-3-19

(SEAL)

LISA D. McCLURE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154021950
MY COMMISSION EXPIRES 6-3-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072