WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150076949 DEEDWARR
Recvd: 09/10/15 09:55 2 pgs
Fees: 13.00 Taxes: 1087.06

20150910-0091851

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tenn
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,800.00.

Yolanda Edwards
Affiant

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

Melinda Sutherland
Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amanda R. Fore	Avenue Bank	098-06-0A 00300 CO
(NAME)	(NAME)	
5166 John Hagar Road	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, **ERIK C. WERNER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA R. FORE AND WALTER DEAN FORE II, WIFE AND HUSBAND,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 3, PHASE 1, SECTION "A", BRIDGEWATER, as shown on plat of record in Instrument No. 20051104-0133897, see Surveyor's Certificate of Correction of record in Instrument No. 2006068-0067981 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim from Vikki M. Tillman-Werner and husband, Erik C. Werner to Erik C. Werner, an unmarried man, as recorded on the 18th day of July, 2011 in Instrument No. 20110718-0054613 and Warranty Deed from Frank Batson Homes, Inc. to Vikki M. Tillman-Werner and husband, Erik C. Werner, as recorded on the 3rd day of October, 2006 in Instrument No. 20061003-0122425, 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; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	5166 John Hagar Road		Hermitage, TN 37076		
		(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 our hands this 4 day of Sept, 2015.

Erik C. Werner

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Erik C. Werner,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of September 2015.

Notary Public

My Commission Expires: 7-

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027