Tlk #9966

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald S. Sivyer Jr.	Volunteer Mortgage Inc	096090a75600co
(NAME)	(NAME)	
756 Kent Road	One Vantage Way Ste 240	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150076989 DEEDWARR
Recvd: 09/10/15 10:23 2 pgs
Fees:13.00 Taxes:407.00
20150910-0091894

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Watson H. Fields, Jr. and Katherine M. Fields,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald S. Sivyer Jr.,** unmarried, 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:

Being Unit No. 756 on the Plan of Emery Place, of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Watson H. Fields Jr. and Katherine M. Fields., by deed of record in Instrument NO. 20080222-0017423, Register's Office for Davidson Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 756 Kent Road, Nashville, TN 37214
(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 hands this 28th day of August, 2015.

Watson H. Fields Jr

Katherine M. Fields

State of Tennessee
County of Davidson

Personally appeared before me Watson H. Fields Jr and Katherine M. Fields, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2015.

Notary Public
My Commission Expires: 1-6-19

File No.: 9966

STATE OF TENNESSEE NOTARY PUBLIC