BILL GARRETT, Davidson County
Trans:T20150087952 DEEDWARR
Recvd: 10/15/15 13:38 2 pgs
Fees:13.00 Taxes:990.12
20151015-0104963

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1916

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walter Kent Ussery Nicole A. Ussery 8029 Mandan	New Owner	181 03 0A 346.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $267,600.00

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Subscribed and sworn to before me, this the 13th day of October, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Walter L. Jacques and Brenda J. Jacques, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Walter Kent Ussery and Nicole A. Ussery, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 145, on the plan of Phase Two, Addition to Indian Creek, of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Walter L. Jacques and Brenda J. Jacques by Warranty Deed from Lake Forest Homes, Inc., dated July 21, 2010, recorded July 23, 2010, of record in Instrument No. 20100723-0057901, Register's Office for Davidson County, Tennessee

This is ☒ Improved OR ☐ Unimproved property located at: **8029 Mandan Drive, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said 2015 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to Grantors who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **October, 2015.**

GRANTOR(S)

Walter L. Jacques

Brenda J. Jacques

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Walter L. Jacques and Brenda J. Jacques** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **October, 2015.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: