BILL GARRETT, Davidson County
Trans:T20150107746 DEEDWARR
Recvd: 12/21/15 15:52 2 pgs
Fees:13.00 Taxes:2827.92
20151221-0128264

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $764,302.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2015.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William M. Humphrey	Farmington Mortgage, a Div of Capstar	
2504 Sunset Place	2002 Richard Jones Road, Suite 300A	104-15-074.00
Nashville, TN 37212	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ASHLEE AUTUMN HOUSE-TALLANT AND HUSBAND, SHANE M. TALLANT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM M. HUMPHREY AND ABBY HUMPHREY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the east half of Lot No. 30 on the Map of Sunset Park Subdivision, of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 50.0 feet on the northerly side of Sunset Place and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Ashlee Autumn House-Tallant and husband, Shane M. Tallant by Quitclaim deed from Autumn House, unmarried of record in Instrument No. 20130215-0015676, Register's Office for Davidson County, Tennessee, dated October 30, 2012 and recorded on February 15, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2504 Sunset Place, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of December, 2015.

Ashlee Autumn House-Tallant

Shane M. Tallant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashlee Autumn House-Tallant and Shane M. Tallant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2015.

Notary Public

My Commission Expires: 7-2-18

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018