WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/15 14:38 3 pgs
Fees:18.00 Taxes:410.70
20151222-0128864

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $111,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1606B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Celesta Bargatze and Derek Bargatze	Same	063-08-0-110-00
220 Hadleys Bend Boulevard		
Old Hickory, TN 37138-2463		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SHERRY WALTERS, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CELESTA BARGATZE AND DEREK BARGATZE, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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. 11, Block P, on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, and fronts fifty (50) feet on Hadley Bend Boulevard, and runs back between parallel lines two hundred twenty (220) feet.

Being the same property conveyed to Sherry Burns by warranty deed from Ronnie Hall of record in Instrument No. 20060308-0026735 Register's Office for Davidson County, Tennessee, dated 02/08/2006 and recorded on 03/08/2006. Sherry Burns having since married and now being known as Sherry Walters.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.

This is property known as 220 Hadleys Bend Boulevard, Old Hickory, TN 37138-2463

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 15th day of December, 2015.

Sherry Walters

Sherry Walters

Lloyd Walters

Lloyd Walters

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SHERRY WALTERS AND LLOYD WALTERS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1606B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

