WARRANTY DEED

File #15604

BILL GARRETT, Davidson County
Trans: T20150108402 DEEDWARR
Recvd: 12/23/15 09:57 2 pgs
Fees: 13.00 Taxes: 477.30
20151223-0129108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-8-18

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Doug Soehner	New Owner	-075-10-0-005.00
(NAME)	(NAME)	
8307 Luree Ln		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2121		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Stewart Logan Douglas and Karen Christina Sue Douglas,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doug Soehner and Jackie McClerkin,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 30 on the Plan of Hermitage Estates of record in Plat Book 3300, Page (s) 70 and 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stewart Logan Douglas and Karen Christina Sue Douglas by Special Warranty deed from The Bank of New York as Successor in interest to JP Morgan Chase Bank NA as Trustee Successor in interest to Bank One NA as Trustee for Structured Asset Securities Corp, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates Series 2002-BC2 by Ocwen Federal Bank FSB n/k/a Ocwen Loan Servicing LLC as attorney in fact, a corporation organized and existing under the laws of the United States of record in Instrument No. 20070828-0103107 Register's Office for Davidson County, Tennessee, dated June 11, 2007 and recorded on August 28, 2007.

Being also known as 8307 Luree Ln Hermitage, TN 370762121.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8307 Luree Ln, Hermitage, TN 37076-2121

(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 hand this 21st day of December, 2015.

Stewart Logan Douglas

Karen Christina Sue Douglas

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 Stewart Logan Douglas and Karen Christina Sue, Dougl, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of December, 2015.

NOTARY PUBLIC

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

My Commission Expires: 12-18-19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076