BILL GARRETT, Davidson County
Trans:T20160006282 DEEDWARR
Recvd: 01/25/16 12:33 3 pgs
Fees:18.00 Taxes:653.05
20160125-0006874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-27-19
(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dwight O. Humphrey and Sharon D Mapp-Humphrey, husband and wife	Dwight and Sharon Humphrey (NAME)	059040A02300CO
3045 Ewingdale Drive (ADDRESS)	3045 Ewingdale Drive (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Susan E. Finger, unmarried and Stephen Finger, unmarried, tenants in common with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dwight O. Humphrey and Sharon D Mapp-Humphrey, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 30, BROOKVIEW SUBDIVISION, PHASE I, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050209-0015100, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SUSAN E. FINGER, UNMARRIED, BY DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., OF RECORD BY INSTRUMENT NO. 20110211-0012176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SUSAN E. FINGER, UNMARRIED, AND STEPHEN FINGER, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY DEED FROM SUSAN E. FINGER, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20110211-0012178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STEPHEN FINGER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SUSAN E. FINGER, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20160125-0006873, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 3045 Ewingdale Drive, Nashville, TN 37207
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 19th day of January, 2016.

Susan E. Finger

By: _____
Stephen Finger, Attorney-in-Fact

Stephen Finger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,Stephen Finger, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2016.

_____
Notary Public

My Commission Expires: 7/2/2018

DANIEL I WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of January, 2016, before me, a Notary Public, in and for said County and State, personally appeared Stephen Finger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan E. Finger, acknowledged that such person executed the same as the free act and deed of the said Susan Finger.

Witness my hand and official seal, this the 19th day of January, 2016.

_____
Notary Public

My commission expires:

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

STATE OF TENNESSEE

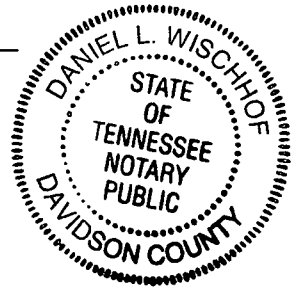
COUNTY OF DAVIDSON

On this 19th day of January, 2016, before me, a Notary Public, in and for said County and State, personally appeared Stephen Finger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan E. Finger, acknowledged that such person executed the same as the free act and deed of the said Susan Finger.

Witness my hand and official seal, this the 19th day of January, 2016.

Notary Public

My commission expires: 7/2/2018



(Seal)