Davidson County DEEDWARR
Recvd: 03/03/16 16:03 3 pgs
Fees:18.00 Taxes:647.50
20160303-0020754

WARRANTY DEED

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF MARCH, 2016.

Heather Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-18-17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-7955 MEDLEY CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ashley B. Collier-Medley	same Freedom Mortgage Corp	98-1-37.00
5911 Port Anadarko Trl	907 Pleasant Valley Ave #3	
Hermitage, TN 37076	Mount Laurel, NJ 08054	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VERNICE BRYAN AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ASHLEY B. COLLIER-MEDLEY AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5911 Port Anadarko Trl, Hermitage, TN 37076

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 3rd day of March, 2016.

Vernice Bryan
Vernice Bryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of March, 2016.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Being all of Lot No. 210 on the plan of Resubdivision, Section 4, Lake Park of record in Plat Book 4885, Page 145, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Zachary J. Wiley by Warranty Deed dated May 31, 1988 from Gordon L. Groover and wife, Kathryn P. Groover, of record in Book 7558, Page 430, Register's Office for Davidson County, Tennessee. Being further conveyed to Zachary J. Wiley and wife, Ashley E. Wiley by Quitclaim Deed dated June 19, 2008 of record in Instrument Number 20080626-0065967, said Register's Office.

Being the same property Vernice Bryan, unmarried by Warranty Deed dated September 18, 2015 from Zachary J. Wiley and wife, Ashley E. Wiley of record in Instrument Number 20150921-0095776, Register's Office for Davidson County, Tennessee.

Return To: 150026 38
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

