Box 14

28193-8
Box 14

return to: Attorneys Title Company, Inc.

BILL GARRETT, Davidson County
Trans:T20160026798 DEEDWARR
Recvd: 04/04/16 09:39 2 pgs
Fees:13.00 Taxes:1461.50
20160404-0031501

Warranty Deed

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2016.

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:
John W. Humbracht	Farmington Mortgage	
1517 Wayne Drive	2002 Richard Jones Road #300A	072160N00200CO
Nashville, TN 37206	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, **JAMIE DAY, UNMARRIED AND NELSON ANDREW BECK, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. HUMBRACHT, AN UNMARRIED MAN AND RACHAEL M. MCCORD, AN UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 Unit No. B on the Plan of Homes at 1519 Wayne Drive, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1519 Wayne Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150408-0031005, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Homes at 1519 Wayne Drive, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150408-0031005, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Susan Fike Gaines by Quitclaim deed from David B. Gaines of record in Book 9191, page 408 Register's Office for Davidson County, Tennessee, dated December 8, 2993 and recorded on December 17, 1993.

Susan Fike Gaines died October 24, 2014 intestate. An Affidavit of Heirship recorded at Instrument No. 20150112-0002774 naming her heirs John W. Fike, Jr. and Mary Ellen Forehand.

Being a portion of the same property conveyed to Jamie Day and Nelson Andrew Beck by Warranty deed from John W. Fike, Jr. and Mary Ellen Forehand of record in

NAD

Instrument No. 20150112-0002776 Register's Office for Davidson County, Tennessee, dated January 5, 2015 and recorded on January 12, 2015.

** Neither Grantor nor Grantor's spouse has ever resided in the above-described improved real property.*

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 1517 Wayne Drive, Nashville, TN 37206.

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 31st day of March, 2016.

Jamie Day

Nelson Andrew Beck

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 Jamie Day and Nelson Andrew Beck, 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 31st day of March, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018