BILL GARRETT, Davidson County
Trans: T20160027239 DEEDWARR
Recvd: 04/04/16 16:01 2 pgs
Fees: 13.00 Taxes: 281.20

20160404-0032102

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John A. Brummitt	Primary Residential Mortgage	Parcel ID:
508 Grosswood Court	9695 Lebanon Rd., Ste. 140	149020B09100
Nashville, TN 37214	Mount Juliet, TN 37122	

FOR AND IN 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, we

Stephanie J. McVay, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John A. Brummitt and wife, Ashley E. Brummitt

hereinafter called the GRANTEES, 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. 201-A, on the Plan of Zone Lot Division, Lots 181 thru 186, 192, and 196 thru 202, Piccadilly Square, Phase II, of record in Plat Book 6900, Page 14, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephanie J. McVay, unmarried, by deed from Vicki L. Goad-Blystone, unmarried, of record in Instrument 20040408-0040198, said Register's Office, dated March 31, 2004.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683 amended in Book 6236, Page 730; Book 6295, Page 506, 520 and 534; Book 6300, Page 509; Book 6306, Page 833; Book 6496, Page 100, 107 and 114; Book 6518, Page 190; Book 6830, Page 739; Book 6236, Page 708 amended in Book 6295, Page 572, 580 and 588 and Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 14, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 922 Strand Fleet Drive, Antioch, TN 37013

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 31st day of March, 2016.

Stephanie J. McVay

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2016.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.