Davidson County DEEDWARR
Recvd: 05/03/16 15:30 3 pgs
Fees:18.00 Taxes:739.63
20160503-0043680

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this ~~29TH~~ 2nd DAY OF ~~APRIL~~ May 2016.

Notary Public

MY COMMISSION EXPIRES:
SEP 2 0 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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 NUMBERS
Amy D. Bratcher, single	USAA Federal Savings Bank (NAME)	04411014700
401 Cleves Street (ADDRESS)	10750 McDermott Freeway (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (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 Daniel Piper, unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amy D. Bratcher, single, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 6 OF SECTION "A" ON THE PLAN OF E. I. DUPONT DE NEMOURS AND COMPANY'S SUBDIVISION OF RECORD IN BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF CLEVES STREET, AT THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 75 FEET TO THE CORNER OF LOTS NOS. 1 AND 6; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 69.7 FEET TO THE SOUTHERLY MARGIN OF 4TH STREET; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET, WESTWARDLY 64.9 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 10 FEET, TO THE EASTERLY MARGIN OF CLEVES STREET; THENCE WITH THE EASTERLY MARGIN OF SAID STREET, SOUTHWARDLY 59.6 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DANIEL PIPER, AN UNMARRIED MAN, BY DEED FROM GARY WAYNE GANN, A MARRIED MAN, OF RECORD IN INSTRUMENT NO. 20100629-0050480, 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 401 Cleves St., Old Hickory, TN 37138
(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/our hand(s) this 29th day of April, 2016.

WARRANTY DEED
(Continued)

Daniel Piper

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Piper, unmarried man, 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 29th day of April, 2016.

Notary Public

My Commission Expires: 7/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-21-19

Notary' Seal (if on paper)

