Davidson County DEEDWARR
Recvd: 05/05/16 10:36 3 pgs
Fees:18.00 Taxes:673.40

20160505-0044488

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

G-P-16-3409-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Dale Sterling	**Farmington Mortgage**	
(NAME)	(NAME)	
3409 Westcliffe Court	**2002 Richard Jones Road, Suite 300A**	**150-04-0-107.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2525	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIDGET E. METZGER AND DANIEL J. METZGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY DALE STERLING, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 390 on the Plan of Section Eight, 2nd Revision, "The Country" of record in Plat Book 6250, Page (s) 912 and 913, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bridget E. Metzger and Daniel J. Metzger, husband and wife by Warranty deed from Boyce L. Simons and Kristen R. Simons, husband and wife of record in Instrument No. 20150827-0086712 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on August 27, 2015. Being the same property conveyed to Boyce L. Simons and Kristen R. Simons, husband and wife by Warranty deed from Waafa Guirguis and Fadya Rofail of record in Instrument No. 20121227-0119339 Register's Office for Davidson County, Tennessee, dated December 19, 2012 and recorded on December 27, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 912 and 913, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6250, Page 908, Book 6250, Page 780 and Book 6764, Page 735, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7477, Page 749, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7477, Page 777, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20121227-0119339 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3409 Westcliffe Court , Antioch, Tennessee 37013-2525**.

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 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 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 the 29th DAY OF APRIL, 2016.

Bridget E. Metzger by Daniel J. Metzger,
Attorney in Fact

Daniel J. Metzger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel J. Metzger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIDGET E. METZGER, and who acknowledged he executed the same as the free act and deed of the said BRIDGET E. METZGER.

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL J. METZGER, the within named bargainor, 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 of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY