WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/16 09:36 3 pgs
Fees:18.00 Taxes:2127.50
20160516-0048302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/1/19

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Vernich	New owner	118-09-0-087.00
(NAME)	(NAME)	
1123 Draughon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, ABIGAIL M. SPROUSE, MARRIED, FKA ABIGAIL M. FROSSARD, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DAVID M. VERNICH AND CONNIE L. VERNICH, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HERIS 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. 2 and the westerly 18 feet of Lot. No. 3 on the Plan of map showing subdivision of Draughon Property, as of record in Plat Book 974, page 39, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 2 and part of Lot No. 3 front together 60 feet on the southerly side of Draughon Avenue and run back 165.4 feet on the westerly line and 166 feet more or less on the easterly line to a dead line and measures 68 feet thereon.

Being the same property conveyed to ABIGAIL M. FROSSARD, UNMARRIED, by deed from ERWIN D. LATIMER, IV AND WIFE, ELLEN K. LATIMER, of record in Instrument No. 20000503-0044633, dated May 1, 2000, said Register's Office.

James T. Sprouse joins in the execution of this instrument to convey any marital interest he has in the subject property by virtue of his marriage to Abigail M. Sprouse.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of map showing subdivision of Draughon Property, as of record in Plat Book 974, page 39, Register's Office for said County; and any and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1123 Draughon Avenue, Nashville, TN 37204

(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 our hands this 13th day of May, 2016.

Abigail M. Sprouse, fka Abigail M. Frossard

James T. Sprouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABIGAIL M. SPROUSE, FKA ABIGAIL M. FROSSARD, AND HUSBAND, JAMES T. SPROUSE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 13th day of May, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18

True Copy Certification

I, Paul F. Soper, 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

