398

BILL GARRETT, Davidson County
Trans:T20160040962 DEEDWARR
Recvd: 05/16/16 15:53 2 pgs
Fees:13.00 Taxes:599.40
20160516-0048869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 162,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2016.

Notary Public

My commission expires: My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyler Somers **Jennifer Somers**	Farmington Mortgage	**050-03-0-B**
1013 Mulberry Way	2002 Richard Jones Rd.	Ste 300A
Nashville, TN 37207	Nashville TN 37215	

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 ACKNOWLEDGE, WE,

Stacy L. Blythe, now known as Stacy L. Waugh, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Somers and Jennifer Somers, husband and wife

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:

Being Lot 44, Final Plat of Mulberry Downs, Phase I, a Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 84-88, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stacy Blythe, unmarried by Warranty Deed from Leonard Willis, dated April 27, 2009 and recorded on May 8, 2009, in Instrument No.20090508-0042618, in the Register's Office for Davidson County, Tennessee.

Jamie T. Waugh, spouse of Stacy L. Waugh, joins in the execution of this instrument for the purpose of conveying any marital interest he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1013 Mulberry Way, Nashville, TN 37207.

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 in 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 10th day of May, 2016.

Stacy L. Waugh

Jamie T. Waugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Stacy L. Waugh and Jamie T. Waugh, the within named Grantor(s), 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, at office, this 10th day of May, 2016.

Lura Brady
Notary Public

My Commission Expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY