Davidson County DEEDWARR
Recvd: 05/26/16 15:49 3 pgs
Fees:18.00 Taxes:395.90
20160526-0053367

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of May, 2016.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Gary W. Waddey 3335 Lakeside Place Hermitage, TN 37076	SAME AS NEW OWNER.	-08610011200

WARRANTY DEED

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, **Colette Dwyer**, unmarried HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY, THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary W. Waddey,** no marital 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:

Property known as 3335 Lakeside Place Hermitage, TN 37076, County of Davidson, Tennessee, described as follows:to-wit:

Being Lot No. 62B, on the Resubdivision of Lakeside Woods Estates, Section 2, Zone Lot Division, Lot No. 62, of record in Plat Book 6900, Page 330, amending Plat Book 6200 Page 461, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description:

Being the same property conveyed to Colette Dwyer, unmarried, by deed from Dorothy M. Perkins, unmarried dated 09/22/06 filed of record 09/26/06 in Instrument No. 20060926-0119166, said Register's Office.

Tax Map and Parcel ID is as follows 08610011200

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3335 Lakeside Place, Hermitage, TN 37076

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 unemcumbered, 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 20th day of May, 2016.

Colette Dwyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2016, before me personally appeared **Colette Dwyer**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of May, 2016.

Notary Public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration: 5/8/18

True Copy Certification

I, **Melissa Butchko-Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Butchko-Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Melissa Butchko-Turecki** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: 3/31/2020

SEAL
RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.