BILL GARRETT, Davidson County
Trans:T20160045889 DEEDWARR
Recvd: 06/01/16 09:57 2 pgs
Fees:13.00 Taxes:425.50
20160601-0054870

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2016.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G16-4685D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerry Ivery, a single man (NAME)	United Wholesale Mortgage (NAME)	108-8-83
3204 Trails End Lane (STREET ADDRESS)	PO Box 202028 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Florence, SC 29502 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Joshua T. Stump n/k/a Joshua T. MacLachlan, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Ivery, a single man**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 241-A of ZONE DIVISION OF LOTS NOS. 241, 242, AND 243, SECTION 2, on the plan LARCHWOOD SUBDIVISION, as of record in Plan Book 5200, Page 207 and 208, and amended in Plan Book 5800, Page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joshua T. Stump, an unmarried man from Stone Peak Capital, by Warranty Deed dated January 28, 2013, as Instrument No. 20130204-0011411, in the Register's Office for Davidson County, Tennessee.
Joshua T. Stump is now married and known as Joshua T. MacLachlan. Erin MacLachlan joins in ths conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, Book 6011, Page 130, and in Book 6079, page 236, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5800, page 195, amended in Plat Book 5800, Page 195, Register's Office for Davidson County, Tennessee.
3. Driveway Agreement as recorded in Book 5980, page 311, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Erin MacLachlan is signed by his/her duly appointed Attorney-in-fact Joshua T. Stump, pursuant to the Power of Attorney recorded in Book *_____, page_____, said Register's Office.

*20160601-0054869

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
~~The signature of @ is signed by his/her duly appointed Attorney-in-fact @, pursuant to the Power of Attorney recorded in Book @, page @, said Register's Office.~~

This is improved property, known as 3204 Trails End Lane, Nashville, TN 37214.

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. Whenever 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 25th day of May, 2016.

~~Joshua T Stump n/k/a Joshua T MacLachlan~~ May 25, 2016
Joshua T. Stump n/k/a Joshua T. MacLachlan Date

~~Erin MacLachlan by Joshua T Stump~~ Attorney in fact May 25, 2016
Erin MacLachlan by Joshua T. Stump, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Joshua T. Stump n/k/a Joshua T. MacLachlan , the bargainor(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 and official seal, this 25th day of May, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joshua T. Stump, Attorney-in-Fact for Erin MacLachlan, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of May, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066