Davidson County DEEDWARR
Recvd: 06/10/16 12:46 2 pgs
Fees:13.00 Taxes:980.50
20160610-0059021

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-8-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 118 Saundersville Road, Suite 150, Hendersonville, TN 37075
file # 16-2019H

GEN-162891

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kyle K. Wolfson	Movement Mtg.	097-08-0-082.00
6048 Port Anadarko Trl	841 Seahawk Circle	
Hermitage, TN 37076-3152	Virginia Beach VA 23452	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES W. TREASE, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KYLE K. WOLFSON unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 291 on the Plan of Section Thirteen, Lake Park of record in Plat Book 4955, Page 97, 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 James W. Trease and Dorothy E. Trease, husband and wife by Warranty deed from Capital Homes, L.P. of record in Instrument No. 20120302-0018438 Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 02, 2012.
The said Dorothy E. Trease having since died vesting fee simple in the husband, James W. Trease as surviving tenant by the entirety. Said property having never been the marital residence of James W. Trease and wife, Peggy Ann Trease

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4955, Page 97, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5187, Page 711, in the Register's Office for Davidson County, Tennessee.

This is property known as 6048 Port Anadarko Trl, Hermitage, TN 37076-3152

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 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 hand on the 8th day of June, 2016.

James W. Trease

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, JAMES W. TREASE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of June, 2016.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

File #: 16-2019H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

118 Saundersville Road, Suite 150

Hendersonville, TN 37075

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018