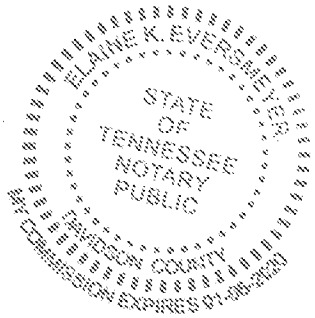
5151

Davidson County DEEDWARR
Recvd: 06/24/16 08:52 3 pgs
Fees:18.00 Taxes:1339.40
20160624-0064437

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-8-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David J. Garcia	First Community Mortgage	141-15-OD-017.00
(NAME)	(NAME)	
7113 Wynham Place	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Jimmy Cornel Humphrey and wife, Desiree L. Humphrey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David J. Garcia and Shannyn L. Garcia, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 17 on the Plan of Final P.U.D., Phase I, Sheffield on the Harpeth, of record in Plat Book 6900, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jimmy Cornel Humphrey and wife, Desiree L. Humphrey by Warranty Deed from Precision Field Services, LLC, dated 09/04/2013 recorded 09/06/2013, of record in Instrument No. 20130906-0094344, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6900, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6925, Page 900, Amendment No.1 to the Bylaws of record in Book 8146, Page 463, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7145, Page 954, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 4136, Page 525, in the Register's Office for Davidson County, Tennessee.
Easement contained in Declaration of Taking of record in Book 4279, Page 731, in the Register's

Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 829, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 6900, Page 9, in the Register's Office for Davidson County, Tennessee.
Charter contained in Articles of Incorporation of record in Book 6939, Page 983, in the Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 7145, Page 964, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7113 Wynham Place, Nashville, TN 37221
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of June, 2016.

Jimmy Cornel Humphrey

Desiree L. Humphrey

State of Tennessee
County of Williamson

Personally appeared before me Jimmy Cornel Humphrey and Desiree L. Humphrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2016.

Notary Public
My Commission Expires: 8/20/19

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. HART NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Certification of Authenticity

I, , Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 4/23/17

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).