28581-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054869 DEEDWARR
Recvd: 06/28/16 09:50 2 pgs
Fees:13.00 Taxes:802.90
20160628-0065676

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$217,000.00**

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David B. Metzger **Marraya Metzger**	**OWNERS**	**Map 161-10-0-B Parcel 104.00co**
513 Fairhaven Court		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Martha Renee Hovis, unmarried

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

David B. Metzger and Marraya Metzger, 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:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Second Revision, Phase Six, Villages of Brentwood, of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Martha Renee Hovis, by Deed dated August 12, 2005 from Richard Miles Simmons, unmarried, of record in Instrument No. 20050817-0097596, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Page 316, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Villages of Brentwood, of record in Book 6143, Page 11, and made applicable to Phase Six in Book 7207, Page 251, Register's Office for Davidson County, Tennessee. (3) Charter of Villages of Brentwood Homeowners' Association, Inc. of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **513 Fairhaven Court, Nashville, Tennessee 37211**

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 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. 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 **24th** day of **June, 2016.**

Martha Renee Hovis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Martha Renee Hovis,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17