16-0255

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE

BILL GARRETT, Davidson County
Trans:T20160057521 DEEDWARR
Recvd: 07/06/16 12:38 2 pgs
Fees:13.00 Taxes:808.45
20160706-0069155

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$218,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 23, 2016.**

Notary Public

MY COMMISSION EXPIRES: 4-30-19

(AFFIX SEAL)

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0255

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Sappington and David A. Adams	**Peoples Home Equity, Inc.**	**108-8-312**
(NAME) **1008 Wood Duck Court**	(NAME) **5205 Maryland Way**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Donald W. Nuessle and wife, Laura Nuessle,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah E. Sappington, an unmarried individual and David A. Adams, an unmarried individual,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 115 on the Plan of Reelfoot Section Four of record in Plat Book 6250, page 678, and revised in Plat Book 6250, page 700, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald W. Nuessle and wife, Laura Nuessle by Warranty Deed from Mark S. Mandel filed for record on March 7, 2011 at Instrument Number 20110307-0017781, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1008 Wood Duck Court, Nashville, TN 37214**
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **June, 2016.**

Donald W. Nuessle

Laura Nuessle

STATE OF **TENNESSEE**
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Donald W. Nuessle and Laura Nuessle**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **23rd** day of **June, 2016.**

NOTARY PUBLIC

My Commission Expires: 4-30-19

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY