Davidson County DEEDWARR
Recvd: 07/08/16 09:25 3 pgs
Fees:18.00 Taxes:4806.30
20160708-0069907

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58380
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Dauska Becca Dauska 222 Deer Park Circle Nashville, TN 37205	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 11610007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,299,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Herrick A. Drake and Mary Jo Drake, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Dauska and Becca Dauska, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly half of the easterly 60 feet of Lot No 15 on the Plan of A. M. Bransford's Subdivision of Lots 29-34 and 45 in First Belle Meade Subdivision, as of record in Plat Book 421, page 139, Register's Office for Davidson County, Tennessee.

Said par of Lot No. 15 fronts 60 feet on the northerly side of Deer Park Circle and runs back between parallel lines 186 feet on the east line and 190.2 feet, more or less, on the west line to a dead line in the rear which measures 60 feet.

Being the same proeprty conveyed to Herrick A Drake, Jr. and Mary Jo. Drake, by Warranty Deed from Rene' B. Stubblefield dated November 12, 2013 and recorded on November 14, 2013, of record in Inst. No. 20131114-0117674, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 139 said Register's Office.

This is improved property, known as 222 Deer Park Circle, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July, 2016.

Herrick A. Drake **Mary Jo Drake**

State of Tennessee

County of Davidson

On this 28th day of June, 2016, before me the undersigned authority, personally appeared Herrick A. Drake and Mary Jo Drake, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,299,000.00.

Affiant

Sworn and subscribed before me this 1st day of July, 2016.

Notary

My Commission Expires: 10/29/19

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

