Davidson County DEEDWARR Recvd: 07/11/16 14:37 3 pgs Fees:18.00 Taxes:429.20 **20160711-0070808**

#33062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Y-VRES-16-1516-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Packer and Amy L. Packer	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	**063-02-0-022.00**
1516 Mohawk Trail	2050 Parkway office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-5622	Birmingham AL 35244	
(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 consideration, the receipt of which is hereby acknowledged, **LLOYD L. HARPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN R. PACKER AND AMY L. PACKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 111 on the Plan of Nawakwa Hills Powwow Addition, Section No. 4 of record in Plat Book 974, Page 26, 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 Lloyd L. Harper by Warranty deed from Wesley L. Ivey, married of record in Instrument No. 20090810-0075384 Register's Office for Davidson County, Tennessee, dated August 6, 2009 and recorded on August 10, 2009.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1516 Mohawk Trail, Madison, Tennessee 37115-5622**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 8th DAY OF JULY, 2016.

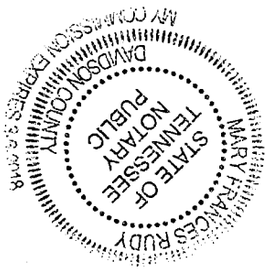
Lloyd L. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LLOYD L. HARPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

