BILL GARRETT, Davidson County
Trans:T20160061888 DEEDWARR
Recvd: 07/19/16 10:10 2 pgs
Fees:13.00 Taxes:962.00
20160719-0074049

WARRANTY DEED

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF July,2016.

NOTARY PUBLIC: A English
MY COMMISSION EXPIRES: 12-17-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 143
Christopher Webb	Guaranteed Rate Inc	GROUP 0 20C
751 Harpeth Trace Drive	3940 N. Ravenswood	PARCEL 013.00 CO
Nashville, Tennessee 37221	Chicago, IL 60613	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Chris Thoeny, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christopher Webb, a single man

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 Unit No. 13 on the Plan of Harpeth Knoll of record in Plat Book 5200, page 764, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Chris Thoeny, a married man by deed from Wilson and Associates, PLLC dated February 12, 2016 and recorded in Instrument No. 20160212-0013816 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **751 Harpeth Trace Drive, Nashville, Tennessee 37221**.

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, their heirs and assigns, forever; and we do covenant with 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 hand and official seal at office this 13th day of July, 2016.

Chris Thoeny

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Chris Thoeny, a married man, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027