WARRANTY DEED

STATE OF Florida
COUNTY OF Osceola
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Jody Wence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diana Wence	Diana Wence	09606015000
(NAME)	(NAME)	
113 Karen Drive	113 Karen Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/09/16 15:27 3 pgs
Fees:18.00 Taxes:647.50
20160809-0082952

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 considerations, the receipt of which is hereby acknowledged, I, **Jared Bueng, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Diana Wence and Jody Wence, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 63, on the Plan of Cloverhill, Section 2, of record in Book 2133, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared T. Bueng, unmarried by deed from Herbert C. Stockert and wife, Carolyn Q. Stockert, dated June 29, 2006 or record in Instrument No. 20060703-0079021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 2133, Page 46, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2902 Ironwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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), their heirs and/or 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/or 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 this 8 day of August, 2016.

Jared Bueng

State of ~~Florida~~ N. C.
County of ~~Osceola~~ Mecklenburg

Personally appeared before me Jared Bueng, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of August, 2016

Notary Public
My Commission Expires: 8/14/18

DENNIS DAWKINS
Notary Public
Mecklenburg County
My Commission Expires
08/14/2018
NORTH CAROLINA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

