WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165182

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160073961 DEEDWARR
Recvd: 08/24/16 13:36 2 pgs
Fees:13.00 Taxes:751.10
20160824-0088645

**ADDRESS NEW OWNER:**
Jared M. Bridwell & Sarah M. Cimbalista
607 Durrett Drive
Nashville, TN 37211-5201

**SEND TAX BILL TO:**
//New Owner//
Churchill Mtg.Copr.,
761 Old Hickory Blvd.,#400
Brentwood,TN 37027

**MAP/PARCEL 147-10-0-096.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kerry L. Loy, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Sarah M. Cimbalista, a single woman, and Jared M. Bridwell, a single man, as joint tenants with rights of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page (s) 82 through 84, inclusive, 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 Kerry L. Loy by Warranty deed from Anthony Cherry and James Higgins of record in Instrument No. 20040525-0061387 Register's Office for Davidson County, Tennessee, dated May 19, 2004 and recorded on May 25, 2004.**

This is improved property known as: **607 Durrett Drive, Nashville, Tennessee 37211-5201**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2016 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2331, page(s) 82 through 84, and restrictions in Book 2481, page 499, and encumbrances as may be shown of record in the office of

the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the ~~31~~ 19th day of August, 2016.

Kerry L. Loy

**Kerry L. Loy**

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kerry L. Loy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of August, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: 12-5-17

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $203,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 4/28/19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019