WARRANTY DEED

16-027

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road

BILL GARRETT, Davidson County
Trans:T20160076876 DEEDWARR
Recvd: 09/01/16 14:53 2 pgs
Fees:13.00 Taxes:1368.63

20160901-0092204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/6/18

(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Andrew Larson	Community Mortgage LLC	102-08-00-13.00
(NAME)	(NAME)	
848 Russleo Drive	19045 E Valley View Pkwy #B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Independence, Missouri 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, PAUL VERNICH AND LEIGH WILHITE VERNICH, F/K/A LEIGH ANN WILHITE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID ANDREW LARSON, A SINGLE MAN AND KRISTEN MARIE ZUTTERMAN, A SINGLE WOMAN, AS JOINT TENANTS, 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 Lot 13, Horton Heights, Section IV, as shown on plat of record in Plat Book 1835, page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Vernich, unmarried and Leigh Ann Wilhite, unmarried, by deed from James Robert Edwards, Jr., married, of record as Instrument No. 20130617-0061631, dated June 13, 2013, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on Plat of record in Plat Book 1835, page 129, Register's Office for said County; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 848 Russleo Drive, Nashville, TN 37209

(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 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 our hands this 14th day of July, 2016.

Paul Vernich

Leigh Wilhite Vernich
f/k/a Leigh Ann Wilhite

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Vernich and Leigh Wilhite Vernich, f/k/a Leigh Ann Wilhite, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelie, this 14th day of July, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18