BILL GARRETT, Davidson County
Trans:T20160086822 DEEDWARR
Recvd: 10/03/16 15:07 2 pgs
Fees:13.00 Taxes:693.75
20161003-0104101

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 6439-6B

ADDRESS NEW OWNER:
Matthew Utterback
1109 CAHAL AVENUE
NASHVILLE, TN 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SNBC MORTGAGE CORP.
9311 SAN PEDRO AVE #100
SAN ANTONIO, TX 78216

MAP **07214000500**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wendi Welch Warren** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Matthew Utterback and Stephanie Utterback, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot number 6 on the Plan of E.T. Brown's Subdivision of part of Lot 1 of the Cahal Property, of record in Book 332, page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cahal Avenue at a point 36.7 feet westerly from the corner of Lots number 6 and 7; thence northwardly and parallel with the line Lots number 6 and 7, 97 feet; thence westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence with said alley, southerly 102.3 feet to the northerly margin of Cahal Avenue; thence easterly along the northerly margin of Cahal Avenue, 56.3 to the point of beginning.

Being the same property conveyed to Wendi Welch Warren by deed from Raul Torres Hernandez, unmarried dated September 14, 2015, of record in Instrument No. 20150915-0093440, Register's Office for Davidson County, Tennessee.

The above described property is not the marital residence of the Grantor.

This is improved property known as 1109 Cahal Avenue, Nashville, Tennessee 37206. Possession is to be given on September 30, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 30th day of September, 2016.

Wendi Welch Warren

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wendi Welch Warren**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2016.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $187,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 8-20-19

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019