WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,213.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 8/16/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Warren Cassie Warren	Jacob Warren Cassie Warren	07505006200
(NAME)	(NAME)	
173 Bonnafield Drive	PROPERTY ADDRESS	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara A. Finney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacob Warren and Cassie Warren,** 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:

Being Lot No. 928, on the map of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, Page 24, Register's office for Davidson County, Tennessee.

Said Lot front 117 feet on the easterly margin of Bonnafield Drive and extends 145.72 feet on the northerly line and 124.35 feet on the southerly line to a dead line in the rear on which it measures 82.25 feet.

Being the same property conveyed to William J. Finney and wife, Barbara A. Finney by Deed from Steven A. Mangrum and wife, Julia C. Mangrum of record in Book 4918, Page 997, Register's office for said county.

Said interest now vested in Barbara A. Finney, as surviving spouse, the said William J. Finney having since died.

unimproved ☐

This is improved ☑ property, known as 173 Bonnafield Drive, Nashville, TN 37076
(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.

Davidson County DEEDWARR
Recvd: 10/18/16 08:25 3 pgs
Fees:18.00 Taxes:481.79
20161018-0109695

Witness my/our hands this 14th day of October, 2016.

Barbara A. Finney

State of Tennessee
County of Williamson

Personally appeared before me Barbara A. Finney, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2016.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 11441

CERTIFICATE OF AUTHENTICITY

I, Holly M. Phillips, 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.

Attorney or Custodian

Memorial Title, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Holly M. Phillips, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: March 18, 2019