WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096478 DEEDWARR
Recvd: 11/01/16 11:33 2 pgs
Fees:13.00 Taxes:1475.88
20161101-0115386

File #2016-336

ROBERT ASHWORTH * STATE OF TENNESSEE NOTARY PUBLIC * WILLIAMSON COUNTY *

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $398,887.00.

Sara Draughon
Affiant

Subscribed and sworn to before me on October 31, 2016.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 3, 2019

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Trenton Draughon Sara Draughon 1636 Boxwood Dr. Nashville, TN 37211	U.S. Bank National Association 7601 Penn Ave. S, Suite A1 Richfield, MN 55423	172-03-0A-125.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KALONJI J. WERTS AND BATHRENIA CAVER-WERTS, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **TRENTON DRAUGHON AND SARA DRAUGHON, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58, as shown on the map entitled Final Plat of the Woodlands Subdivision, Phase Four, Section 1-B, of record as Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KALONJI J. WERTS AND BATHRENIA CAVER-WERTS, by deed from SUNNYBROOK INVESTMENT COMPANY, LLC, of record in Instrument No. 20160321-0026625, dated March 16, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1636 Boxwood Dr., Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on October 31, 2016.

Grantor:

Kalonji J. Werts

Grantor:

Bathrenia Caver-Werts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **KALONJI J. WERTS AND BATHRENIA CAVER-WERTS**, the within named bargainor, 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, at office, this 31st day of October, 2016.

My Commission Expires March 3, 2019

Notary Public

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY