Davidson County	DEEDWARR
Recvd: 11/02/16 11:01	3 pgs
Fees:18.00 Taxes:573.50	
20161102-0115827	

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.18.17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2638B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robin Wald	NEW OWNER	148 06 0 14800 & 148 06 0 16000
3235 Eagle Ridge Way		
Bellingham, WA 98226		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ETHAN SCOTT LAURENT AND WIFE, SUSAN MESSER

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBIN WALD

HEREINAFTER CALLED THE GRANTEE(S), 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 Nos. 18A and 18B on the Plan of the Zone Lot Division of Lots 18 and 1 thru 30, Bakertown Gardens, Section 4 of record in Plat Book 6250, Page 747, amending Book 6050, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot 18A: Being the same property conveyed to Shane E. Messer and wife Susan Messer by quitclaim deed from Shane E. Messer of record in Book 11491, page 231, Register's Office for Davidson County, Tennessee, dated 04/22/1999 and recorded on 05/24/1999.

Lot 18A: Being the same property conveyed to Shane E. Messer, an unmarried person by warranty deed from Ashok K. Munjal and wife, Inam Munjal of record in Book 10372, page 675, Register's Office for Davidson County, Tennessee, dated 03/04/1997 and recorded on 03/07/1997.

Lot 18 B: Being the same property conveyed to Shane E. Messer and wife Susan Messer by warranty deed from Bhupendra M. Rajpura and wife, Kalpana B. Rajpura of record in Book 11491, page 228, Register's Office for Davidson County, Tennessee, dated 04/22/1999 and recorded on 05/24/1999. Shane E. Messer now being known as Ethan Scott Laurent, pursuant to Order of Name Change in Case No. 13P1384, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 747, and Book 6050, Page 139, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6403, Page 363, Book 6602, Page 113, and Book 6250, Page 747, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is property known as 3720 & 3722 Wharton Drive, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 1st day of November, 2016.

Ethan Scott Laurent f/k/a Shane E. Messer

Susan Messer ATTORNEY - IN - FACT

Susan Messer

By: Ethan Scott Laurent, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ETHAN SCOTT LAURENT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of November, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ethan Scott Laurent** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Susan Messer for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Susan Messer, and is authorized by Susan Messer to execute this instrument on her behalf.

Witness my hand and official seal, this 1st day of November, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 16-2638B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

