39B

BILL GARRETT, Davidson County
Trans:T20160107645 DEEDWARR
Recvd: 12/07/16 13:35 2 pgs
Fees:13.00 Taxes:682.65
20161207-0128545

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $184,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2016.

Notary Public

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John B. Caples	Pinnacle Bank	**09508003800**
308 Tamworth Drive	150 3rd Ave. S., Ste 900	
Nashville, TN 37214	Nashville, TN 37201	

FOR AND IN 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 ACKNOWLEDGE, WE,

Charles Ross Waychoff, IV, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John B. Caples, a single man

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 all of Lot No. 147, on the plan of Eva-Mor Heights, Section Two, as shown on plat appearing of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles R. Waychoff, IV and Sarah Elizabeth Carr, both unmarried, from Jaime L. Conyers and husband, Jeff Conyers, by Warranty Deed dated October 3, 2008 of record in Instrument No. 20081016-0104128, Register's Office for Davidson County, Tennessee. Sarah Elizabeth Carr (Boyce) conveyed her interest to Charles Ross Waychoff, IV, by Quitclaim Deed dated September 26, 2016 of record in Instrument No. 20160928-0102079, Register's Office for Davidson County, Tennessee.

Lauren C. Waychoff joins in this execution for the purpose of conveying all her rights and interest, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 308 Tamworth Drive, Nashville, TN 37214.

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 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/our hand(s) this 2nd day of December, 2016.

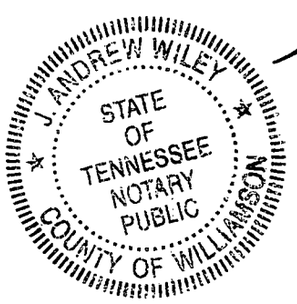
Charles Ross Waychoff IV by his attorney in fact
Charles Ross Waychoff, IV by his attorney in fact, Matthew Knicos

Lauren C. Waychoff by her attorney in fact
Lauren C. Waychoff by her attorney in fact, Matthew Knicos

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Matthew Knicos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Charles Ross Waychoff, IV and Lauren C. Waychoff, the within named bargainors, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Charles Ross Waychoff, IV and Lauren C. Waychoff, by the said Matthew Knicos, as Attorney in Fact.

Witness my hand, at office, this 2nd day of December, 2016.



Notary Public

My Commission Expires: DEC 27 2017