WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2016

Notary Public:

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/6/2019

BILL GARRETT, Davidson County
Trans: T20160109964 DEEDWARR
Recvd: 12/14/16 14:30 2 pgs
Fees: 13.00 Taxes: 1295.00
20161214-0131246

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brandon J. Liggett	Finworth Mortgage, LLC	Parcel ID:
6509 Grayson Court	2106 Crestmoor Road	11514000400
Nashville, TN 37205	Nashville, TN 37215	

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 acknowledged, we

A. Bandy Wenning and wife, Donna W. Wenning

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brandon J. Liggett, 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:

Being Lot No. 807 on the Plan of West Meade Farms, Inc., Section IX, of record in Book 2331, Page 78 and the southerly 4 feet of Lot No. 808 on the Plan of West Meade Farms, Inc., Section IX, Revised in Book 2663, Page 57, Register's Office for Davidson County, Tennessee and described according to a survey of Richard B. Omohundro dated December 11, 1976, as follows:

Said Lot No. 807 and part of Lot No. 808 adjoin and front together 156.7 feet on the easterly side of Grayson Court and run back between lines 466.4 feet on the southerly line and 525.8 feet, more or less, on the northerly line to a line in the rear, which is a broken line, measuring 184.8 feet thereon.

BEING the same property conveyed to A. Bandy Wenning and Donna W. Wenning by deed from J. Thomas Bacchetti and I. Elizabeth Bacchetti, of record in Book 5359, Page 837, dated October 31, 1978, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2481, Page 483, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2331, Page 78 and Book 2663, Page 57, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6509 Grayson Court, Nashville, TN 37205

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.

Witness our hands this 13th day of December, 2016.

A. Bandy Wenning

Donna W. Wenning

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Bandy Wenning and Donna W. Wenning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2016.

My Commission Expires: 5/5/20

Notary Public

