Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2169

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Laura Ashley H
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of December, 2016

Michelle D Getty
Notary Public
Commission Expires: 5/5/17

MICHELLE D. GETTY
Notary Public - State of Florida
My Comm. Expires May 5, 2017
Commission # FF 014613

Davidson County DEEDWARR
Recvd: 12/19/16 12:51 3 pgs
Fees:18.00 Taxes:1550.30
20161219-0132928

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd Minnier 813 Deer Foot Court Nashville, TN 37221-4019	New owner	155-10-0A-107.00-CO

WARRANTY DEED

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, I/WE,

Laura Ashley Humphries, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Minnier and Jennifer S. Minnier, husband and wife

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 Lot No. 106 on the Plan of Final Plat of McCrory Trace Estates of record in Plat Book 6900, Page (s) 720 through 723, inclusive, as corrected in Book 7825, Page 429, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Ashley Humphries, unmarried by Warranty deed from Kevin Martin and Dayla Martin, husband and wife of record in Instrument No. 20140909-0082486 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 09, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 813 Deer Foot Court, Nashville, TN 37221-4019.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of December, 2016.

Laura Ashley Humphries

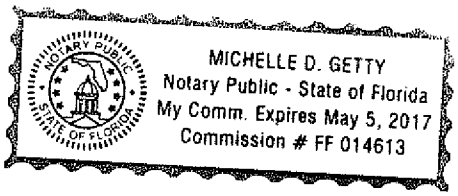
STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura Ashley Humphries,** 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 West Palm Beach, Florida ~~Tennessee~~ this 16th day of December, 2016.

Michelle D. Getty
Notary Public
My Commission Expires: 5/5/17

(Notary Seal)



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

