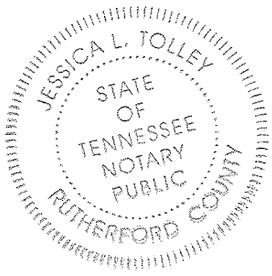
Davidson County DEEDWARR
Recvd: 12/22/16 14:39 3 pgs
Fees:18.00 Taxes:1109.63
20161222-0134961

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2016.

Notary Public

My commission expires: 12-16-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stacie L. Burke	Guaranty Trust Co.	
1616 Sumner Avenue	316 Robert Rose Dr.	083-06-0-066.00
Nashville, TN 37206	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HANNAH LOOMIS AND BRYAN LOOMIS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACIE L. BURKE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 20 on the Plan of a Subdivision of Lots No. 8-9-10, Part of Lot No. 7 in Block 'A', Lots No. 13-14 in Block 'B', all of Block 'C' in Subdivision of "The Weakley Place" of record in Plat Book 547, Page 12, 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 Paul B. Foster, IV, a Married Man by deed from Coty Meibeyer, unmarried of record in Instrument No. 20140326-0024635 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 26, 2014.

Being the same property conveyed to Hannah Myers, unmarried by Warranty deed from Paul B. Foster IV, a married man of record in Instrument No. 20141114-0105483 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 14, 2014.

Being the same property conveyed to Hannah Loomis and Bryan Loomis, wife and husband by Quitclaim deed from Hannah Myers, n/k/a Hannah Loomis of record in Instrument No. 20160401-0031017 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on April 01, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1616 Sumner Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2016.

Hannah Loomis

Bryan Loomis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hannah Loomis and Bryan Loomis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2016.

Notary Public

My Commission Expires:

LYNDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY