Davidson County DEEDWARR
Recvd: 03/03/17 09:09 2 pgs
Fees:13.00 Taxes:1587.30
20170303-0021105

File No. 177018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$400,000.00~~ 429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/9/19

(AFFIX SEAL)

JULIA A. HIPP NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 10-9-2019

MJ-170593

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Finch and Tiffany Finch	Peoples Home Equity	07111025600
(NAME)	(NAME)	
1429 Stainback Avenue	23833 Stoneridge Dr. #140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Waukesha, WI 53189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE **RANDALL L. WARD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN FINCH AND WIFE, TIFFANY FINCH**, 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:

Situated in Davidson County, Tennessee, being Lot No. 3 on the Map of Highland Hills Subdivision as of record in Book 1130, page 40, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the east side of Stainback Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Randall L. Ward by Warranty Deed from Jerry L Cook and Larry J Burge dated June 2, 2015 and recorded June 3, 2015 in Instrument No. 20150603-0051574, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all matters appearing on the Plan of record in Book 1130, page 40, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 1429 Stainback Avenue, Nashville, Tennessee 37207

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of February, 2017.

Randall L. Ward

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named RANDALL L. WARD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of February, 2017.

Commission expires: 03/26/2017

DOLLY T. PEAL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY