Davidson County DEEDWARR
Recvd: 03/21/17 10:08 3 pgs
Fees:18.00 Taxes:536.50
20170321-0027326

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/28/17

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

BMR17-0376

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Shaver	Caliber Home Loans, Inc.	
376 Tusculum Rd	(NAME) 3701 Regent Blvd #180	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irving, TX 75063	161-04-0-128.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHNNY W. AXLEY AND WIFE, MARY U. AXLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARCUS SHAVER, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 16 on the Plan of Tusculum Fields, of record in Plat Book 2330, Page 16, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 63.7 feet on the north side of Tusculum Road and runs back between lines, measuring 190 feet on the westerly line and 191.8 feet on the easterly line to a dead line in the rear measuring 88.5 feet thereon.

Included in the above described property but expressly excluded therefrom is that property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4186, Page 38, Register's Office for said County, described as follows: Being part of said lot No. 16 fronting 63.7 feet on the present north margin of Tusculum Road and runs back 3.0 feet on the east line and 3.0 feet on the west line to points on the new relocated north margin of Tusculum Road on which it measures 63.7 feet thereon and containing 191 square feet, more or less.

Being the same property conveyed to Johnny W. Axley and wife, Mary U. Axley by Warranty Deed from Dorris E. Smithson and wife, Mary J. Smithson, of record in Book 4624, Page 416, Register's Office for Davidson County, Tennessee, dated August 01, 1972 and recorded on August 02, 1972.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2330, Page 16, Book 2495, Page 365 and Book 6616, Page 624, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 376 Tusculum Rd, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 20th day of March, 2017.

Johnny W. Axley

Mary U. Axley

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of March, 2017, before me personally appeared Johnny W. Axley and wife, Mary U. Axley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of March, 2017.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY