WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Will Parsons	Synovus Mortgage Corp.	044-15-O-392.00
(NAME)	(NAME)	
1110 Birdsall Street	2201 Lakeshore Dr. Ste 325	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35209	
(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, we, **Thomas G. Westermeier and Wife, Marie J. Westermeier**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Will Parsons, am unmarried man**, hereinafter called the GRANTEE(S), 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. 59, on the plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas G. Westermeier and wife, Marie J. Westermeier by Warranty Deed from Anthony Robert Bernui and wife, Jeanne Bernui, dated 06/20/2011, recorded 06/22/2011, of record in Instrument No. 20110622-0047751, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee. All matters shown on the boundary plats of record in Plat Book 1424, Page 69 and Plat Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1110 Birdsall Street, Old Hickory, TN 37138
(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), assigns forever; and we do covenant with the said GRANTEE(S)

BILL GARRETT, Davidson County
Trans:T20170032681 DEEDWARR
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Fees:13.00 Taxes:1291.30
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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), 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 12th day of April, 2017.

Thomas G. Westermeier

Marie J. Westermeier

State of Tennessee
County of Wilson

Personally appeared before me Thomas G. Westermeier and Marie J. Westermeier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122