Davidson County	DEEDWARR
Recvd: 06/20/17 15:21	3 pgs
Fees:18.00 Taxes:3071.00	
20170620-0062108	

#33690

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512096**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-10-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tommy T. Wammack and Valerie D. Wammack 4104 Baldwin Arbor Nashville TN 37215	Fifth Third Mortgage Co. 5001 Kingsley Dr. MD 1MOB2X Cincinnati, OH 45227	Tax Parcel ID No. 131-01-0K-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Garwood, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tommy T. Wammack and Valarie D. Wammack, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the Plan of Baldwin Arbor as recorded in Plat Book 9700, Page 746 and revised on the map entitled Final Plat Resubdivision Lot 9 and Part of Open Space Baldwin Arbor, of record in Instrument No. 20000128-0009264, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SUSAN GARWOOD, by deed from LEE A. WILLIAMS JR. and wife, GAY MACDONELL WILLIAMS, AS TO A 50% INTEREST AND ELIZABETH W. RENKENS, AS TO A 50% INTEREST, of record in Instrument No. 20130715-0072914 , dated July 12, 2013 , said Register's Office. Joshua R. Renkens having conveyed any marital interest in said property to Susan Garwood by Quitclaim Deed of record in Instrument No. 20170616-0060630.

Jesse Earl Scruggs joins in this instrument for the purpose of conveying any interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 131-01-0K-002.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20000128-0009264, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11556, page 98, said Register's Office.
Designation of the Hilton Company, Inc. as Declarant under Declaration of Covenants, Conditions and Restrictions for Baldwin Arbor of record in Instrument No. 20010626-0067310, said Register's Office.

Storm Water Detention Agreement of record in Book 11104, page 441, said Register's Office.

This is improved property located at 4104 Baldwin Arbor Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of ~~June~~, 2017.

Susan Garwood

Jesse Earl Scruggs
by Susan Garwood Attorney in Fact

Jesse Earl Scruggs by Susan Garwood, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Garwood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of ~~June~~, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Garwood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jesse Earl Scruggs, ~~of~~ the maker ~~or a constituent of the maker~~ and is authorized by the maker ~~or by its constituent, the constituent being authorized by the maker,~~ WTC to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of ~~June, 2017~~.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

