BILL GARRETT, Davidson County
Trans:T20170057671 DEEDWARR
Recvd: 07/06/17 12:04 2 pgs
Fees:13.00 Taxes:943.50

20170706-0067967

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

ROBERT L. SCRUGGS
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 8, 2021

Subscribed and sworn to before me, this the 3rd day of July, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Reed C Teel Elizabeth E. Teel 5040 English Village Drive Nashville, TN 37211	~~Peoples~~ Home Equity 170 N Seven Oaks Drive Knoxville, TN 37922	161-10-0-A-106.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Banks C. Werne and Veronica L. Werne, f/k/a, Veronica L. Walden, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Reed C Teel and Elizabeth E. Teel, husband and wife,** hereinafter called the Grantees, 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. 182, on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, Page 169, and as corrected in Book 8484, Page 140, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Banks C. Werne, unmarried and Veronica L. Walden, unmarried by Warranty Deed from Jason Guzak and Andrea Guzak, recorded on the 21st day of June, 2013 in Instrument No. 20130621-0063743, in the Register's Office of Davidson County, Tennessee.

Banks C. Werne and Veronica L. Walden have since married each other. Veronica L. Walden is now known as Veronica L. Werne.

This is ☒ Improved OR ☐ Unimproved property located at: 5040 English Village Way, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 3rd day of July, 2017.

Banks C. Werne

Veronica L. Werne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Banks C. Werne and Veronica L. Werne**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of July, 2017.

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020