WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064051 DEEDWARR
Recvd: 07/26/17 11:01 2 pgs
Fees:13.00 Taxes:727.05
20170726-0075560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Linda J. Hyer	BancorpSouth Mortgage	**150-1-60**
(NAME)	(NAME)	
214 Whorley Drive	P. O. Box 3356	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171433

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Stephen J. Tharp and Lori M. Tharp, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Linda J. Hyer, unmarried and Dustin Brandt Hyer, unmarried, as mother and son, as joint tenants with right of survivorship, 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. 239 on the Plan of Edge-O-Lake Estates, Section 3, of record in Plat Book 3600, page 82, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen J. Tharp, married by deed from Rick C. Goss and wife, Lisa R. Goss, dated July 27, 2001, of record in Instrument No. 20010802-0082558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 3600, page 82, Register's Office for said County; and (b) Restrictions of record in Book 3818, page 728, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 214 Whorley Drive, Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of July, 2017

Stephen J. Tharp

Lori M. Tharp

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephen J. Tharp and Lori M. Tharp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th of July, 2017.

Notary Public
My Commission Expires: 3/23/21

