17-1-373

BILL GARRETT, Davidson County
Trans:T20170064838 DEEDWARR
Recvd: 07/28/17 10:06 2 pgs
Fees:13.00 Taxes:777.93
20170728-0076558

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of July, 2017 by and between Samantha Bree Birdwell, an unmarried woman, hereinafter referred to as GRANTOR, and Michael Colton Wolfe, an unmarried man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 104, as shown on the map entitled the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, 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 Samantha Bree Birdwell, an unmarried woman, by Warranty Deed from Tara S. Hennemann, an unmarried woman, dated October 24, 2013, recorded October 24, 2013, of record in Instrument No. 20131024-0111060, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 3331 Harpeth Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Samantha Bree Birdwell

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Samantha Bree Birdwell, an unmarried woman, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of July, 2017.

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

My Commission Expires:_____

Name and Address of Property Owner:
Michael Colton Wolfe
3331 Harpeth Springs Drive,
Nashville, TN 37221

Send Tax Statements to:
Michael Colton Wolfe
3331 Harpeth Springs Drive,
Nashville, TN 37221

Map & Parcel 141060D10400CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $210,250.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of July, 2017.

Notary Public

My Commission Expires
February 23, 2021

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

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