Warranty Deed

Bill Garrett Davidson County Batch# 1311 DEEDWARR 09/15/2017 01:02:05 PM 2 pgs Fees: $13.00 Taxes: $629.81 20170915-0094596	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,220.00. Affiant Subscribed and sworn to before me, this the 18th day of August, 2017. Notary Public My commission expires: 11-5-19

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SANDY DALENT

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew J. Sampley	**Movement Mortgage**	
176 Park Circle	**8024 Calvin Hall Rd.**	05312004900
Nashville, TN 37138	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE FENSTERMACHER WETMORE AND ANN REGINA WETMORE, MARRIED TO EACH OTHER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. SAMPLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 43 and the East part of Lot 42 of Block "A" on the map of subdivision No. 3 on the Plan of Life & Casualty Insurance Company Property of record in Plat Book 974, Page 11, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Park Circle at the corner of Lots 43 and 44; thence with the line between said lots southerly 175 feet to a point; thence westerly 120 feet to a post at the corner of Lots 41 and 42; thence northeasterly 30 feet to a point; thence northwesterly 171.6 feet to the southerly margin of Park Circle; thence with the margin of the same easterly 90.5 feet to the point of beginning.

Being the same property conveyed to Katherine Fenstermacher, a single woman by Warranty deed from Peter R. Morris, a married man of record in Instrument No. 20050405-0036964 Register's Office for Davidson County, Tennessee, dated March 28, 2005 and recorded on April 5, 2005.

Being the same property conveyed to Katherine Fenstermacher and Ann Regina Wetmore by Quitclaim deed from Katherine Fenstermacher of record in Instrument No. 20150427-0037485 Register's Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on April 27, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 176 Park Circle, Nashville, TN 37138.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2017.

Katherine Fenstermacher-Wetmore

Katherine Fenstermacher Wetmore

Ann Regina Wetmore
By: Katherine Fenstermacher-Wetmore Attorney In Fact

Ann Regina Wetmore, by Katherine Fenstermacher Wetmore her Attorney in Fact

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Broward

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katherine Fenstermacher Wetmore, individually and as Attorney in Fact for Ann Regina Wetmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2017.

Ann R Sedrish

Notary Public

My Commission Expires:

8/14/2021

NOTARY PUBLIC STATE OF FLORIDA

ANN R SEDRISH
Commission # GG 124165
Expires August 14, 2021
Bonded Thru Budget Notary Services