39B

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170913373**<br><br>Bill Garrett Davidson County<br>Batch# 4973 **DEEDWARR**<br>09/26/2017 01:12:33 PM 2 pgs<br>Fees: $13.00 Taxes: $2,821.25<br>20170926-0098517 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $762,500.00.<br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of September, 2017.<br><br>Notary Public<br>My Commission Expires: 5/8/18<br><br>ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Edward William Meyer and Natalie Nicole Meyer<br>1404 CEDAR LANE<br>Nashville TN 37212-5912 | ~~New Owner~~<br>SWBC Mortgage Corp.<br>9311 San Pedro #100<br>San Antonio, TX 78216 | Tax Parcel ID No.<br>11704003200 |

**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, **Kristin M. Rager, unmarried and Evan Austill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward William Meyer and Natalie Nicole Meyer, husband and wife**, ("Grantees"), its 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 number 118 on the plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Kristin M. Rager and Evan Austill, wife and husband by Warranty Deed from James O. Williams, Jr. and wife, Katherine Scott Williams, recorded on the 23rd day of May, 2012 in Instrument No. 20120523-0044591, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the PLAN OF VICTORIA PLACE, as recorded in Plat Book 332, Page(s) 10.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1404 CEDAR LANE Nashville TN 37212-5912

**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 22nd day of September, 2017.

Kristin M. Rager

Evan Austill

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 22nd day of September, 2017.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristin M. Rager, 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 22nd day of September, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018