


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $158,300.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of September, 2017.

NOTARY PUBLIC

My commission expires: 5-17-21

Bill Garrett Davidson County
Batch# 7879 DEEDWARR
10/03/2017 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $585.71
20171003-0101387

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Jerry R. Humphreys, Jr. | New Owner | 044 14 0 105.55 |
| (NAME) | (NAME) | |
| 916 Livingston Street | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |

# Warranty Deed

For and in Consideration of the sum of $158,300.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dylan M. Davis, an unmarried person,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jerry R. Humpreys, Jr. and Jennifer S. Humphreys, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, as shown on plat of record in Book 1424, Page 91, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dylan M. Davis, an unmarried person by deed from Christopher J. Simonsen, an unmarried man, dated January 30, 2015 and recorded as Instrument No. 20150203-0009868, in said Register's Office.

This property is **improved** property known as: 916 Livingston Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of September, 2017.

Dylan M. Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dylan M. Davis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2017.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**After Recording Return to:**
**Birthright Title, LLC**
**2734 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

