WARRANTY DEED

Bill Garrett Davidson County
Batch# 45685 DEEDWARR
01/08/2018 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180108-0002467

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1157

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kayla Davenport and Ryan Davenport	Churchill Mortgage Corporation	#09514002800
(NAME)	(NAME)	
2112 Jade Dr.	761 Obl Hickory Blvd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUSTIN C. BRIDGEWATER AND LACEY A. RUTTER, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KAYLA DAVENPORT AND RYAN DAVENPORT,

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. 59, on the Plan of Elm Hill Acres, Section No. I, of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 59 fronts 80 feet on the North side of Jade Drive and runs back between lines 225 feet on the West Line and 229.4 feet on the East Line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Justin C. Bridgewater, unmarried, and Lacey A. Rutter, unmarried, as tenants in common with right of survivorship, by deed from Brandon Bubis, married and Jayne Bubis, married, of record in Instrument 20160822-0087725, said Register's Office, dated August 18, 2016.

This conveyance is subject to Restrictions of record in Book 2442, Page 464, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 67, said Register's Office; (3) Sewer Easement of record in Book 4308, Page 638, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2112 Jade Dr., Nashville, TN 37210
(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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of January, 2018.

Justin C. Bridgewater

Lacey A. Rutter

STATE OF NJ
COUNTY OF Hudson

I, the undersigned, a Notary Public for the County of Hudson and State of New Jersey do hereby certify that Justin C. Bridgewater and Lacey A. Rutter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

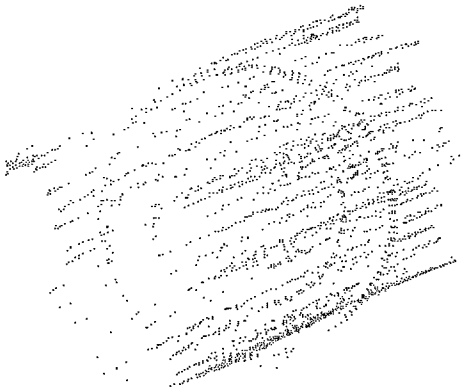
Witness my hand and official seal, this the 4th of January, 2018.

Bobbette Schaefer
Notary Public

My Commission Expires:

BOBBETTE SCHAEFER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50053544
My Commission Expires 1/24/2022

Sworn to and subscribed
before me this
4th day of Jan 2018



Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019