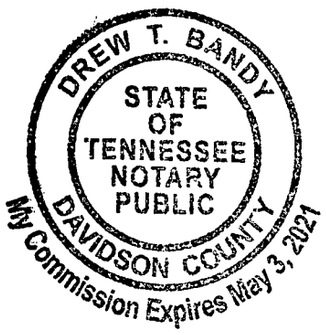
Bill Garrett Davidson County
Batch# 60470 DEEDWARR
02/20/2018 03:31:05 PM 2 pgs
Fees: $13.00 Taxes: $765.90
20180220-0016149

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $207,000.00. Affiant Subscribed and sworn to before me, this ~~the 16th~~ day of February, 2018. Notary Public My commission expires:

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:
Dylan Metrick	Geneva Financial	
902 42nd Avenue North	1018 E Guadalupe Road	091-08-0-281.00
Nashville, TN 37209	Tempe, AZ 85283	

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, **MARK METRICK AND LOREN METRICK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYLAN METRICK, A SINGLE MAN**, 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. 2 on the Plan of Subdivision of Lots 3-4-5 and 6 of Lots 27-28-29-30-31-32-42-44 and 48 in Plat of Clifton of record in Plat Book 161, Page 80, 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. 2 fronts 50 feet on the Easterly line of 42nd Avenue North and extends back between lines 166-1/2 feet on the Southerly line and 193 feet on the Northerly line to a 15 foot alley in the rear measuring 52.6 feet thereon.

Being the same property conveyed to Orlando Westbrooks by Warranty deed from Cleo H. Whitfield of record in Book 11633, page 399, Register's Office for Davidson County, Tennessee, dated August 20, 1999 and recorded on August 25, 1999.

Being the same property conveyed to Mark Metrick and Loren Metrick, husband and wife by Warranty deed from Orlando Westbrooks, married of record in Instrument No. 20161028-0114005 Register's Office for Davidson County, Tennessee, dated October 20, 2016 and recorded on October 28, 2016.

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 902 42nd Avenue North, Nashville, TN 37209.

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 16th day of February, 2018.

Mark Metrick

Mark Metrick

Loren Metrick

Loren Metrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Metrick and Loren Metrick, 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 16th day of February, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021