Bill Garrett Davidson County
Batch# 100693 DEEDWARR
06/05/2018 12:45:30 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20180605-0053779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

MST 2018-0673

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Wehby and Kevin Wehby	First Community Mortgage Inc.	115-02-0-110.00
(NAME)	(NAME)	
708 Clematis Drive	262 Robert Rose Dr Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-1030	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Theresa S. Sullivan, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruth Wehby and Kevin Wehby, wife and husband** 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. 142 on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Northerly margin of Clematis Drive on the dividing line between Lots Nos. 141 & 142; thence in a North-northeasterly direction 228.2 feet to a point being the common rear corner of Lots Nos. 141 & 142; thence in a Southeasterly direction 89.7 feet to a point on the rear line of the property; thence continuing in the same general, but more Easterly direction, 110 feet to a point which is the common rear corner of Lots Nos. 142 & 143; thence in a South-southwesterly direction 244.5 feet to a point on the Northerly margin of Clematis Drive; thence in a Northwesterly direction 55 feet to a point on said margin, thence continuing 120 feet with said margin to the point of beginning.

Being the same property conveyed to Robert H. Sullivan, Jr., and wife, Teresa B. Sullivan by Warranty Deed from Philip Lawrence Hester of record in Book 5082, Page 590, Register's Office for Davidson County, Tennessee, dated October 22, 1976 and recorded on October 28, 1976.

Being the same property conveyed to Theresa S. Sullivan by Quitclaim Deed from Robert H. Sullivan, Jr of record in Instrument No. 20070620-0073594 Register's Office for Davidson County, Tennessee, dated May 09, 2007 and recorded on June 20, 2007.

Being the same property conveyed to Theresa S. Sullivan by Quitclaim Deed from Robert H. Sullivan, Jr of record in Instrument No. 20070817-0098585 Register's Office for Davidson County, Tennessee, dated July 12, 2007 and recorded on August 17, 2007.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 150, Register's Office for Davidson County, Tennessee.

This property, known as 708 Clematis Drive, Nashville, TN 37205-1030
(House Number) (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 my/our hand(s) this 4th DAY OF June, 2018.

Theresa A Sullivan

Theresa S. Sullivan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa S. Sullivan**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Tina Kelley

Notary Public
My Commission Expires: 10/23/2019

(SEAL)

TINA KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-11-2020

(SEAL)

NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020