Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075

HV18-0786

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Wallace R Minchey
Affiant

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 16, 2018.

Notary Public
Commission Expires: 5-17-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Janet Minchey and Wallace R. Minchey 518 Donald Street Goodlettsville, TN 37072	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226-1906	026-09-0-020.00

Bill Garrett Davidson County
Batch# 130886 DEEDWARR
08/20/2018 11:16:16 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20180820-0082222

WARRANTY DEED

FOR AND IN 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, I/WE,

Cathy E. Ammerman, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet Minchey and Wallace R. Minchey, 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. 13 on the plan of Clark Place, Section 5, as shown by plat of record in Book 2331, Page 159, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mark A. Ammerman and Cathy E. Ammerman, husband and wife, by Warranty Deed from Johnny M. Ayers and Joni M. Ayers, husband and wife, dated 9/30/14 and recorded 10/2/14 in Instrument Number 20141002-0090869, Register's Office for Davidson County, Tennessee.

The said Mark A. Ammerman is reported to have since died on June 9, 2016, leaving subject property vested solely in Cathy E. Ammerman.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 518 Donald Street, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 16, 2018.

Cathy E. Ammerman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cathy E. Ammerman** 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 August 16, 2018.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

