31811-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224732 **DEEDWARR**
05/02/2019 09:25:50 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190502-0040738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

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

File No.: 19-0214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stacy Waddell and Blake Bancroft	Gardner Financial Services, LTD dba Legacy Mutual Mortgage	Map: 108120B16900co
(NAME) 405 Harbor Way	(NAME) 3503 Paesanos Pkwy	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CATHY M. TURNMYRE,

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

STACY WADDELL AND BLAKE BANCROFT, A MARRIED COUPLE,

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. 151 on the Final Plat of The Resubdivision of Lots 150 and 151, Harborview, Phase 1A, Section 6, as shown on plat of record in Plat Book 8250, Page 341, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cathy M. Turnmyre, by Quitclaim deed from Jay S. Turnmyre, of record in Instrument No. 20130814-0085292, dated August 8, 2013, see also deed of record in Instrument No. 20130814-0085289, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 341, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7471, Page 26; Book 7646, page 142, 147, and 149; Book 7647, page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, page 380; Book 8634, Page 19; Book 8856, Page 361; Book 9182, Page 786; Book 10125, page 494; Book 7522, Page 339; Book 8263, Page 554; Book 8068, Page 723; Book 5856, Page 80; Book 5856, Page 84; Book 5856, page 984; Book 9473, page 706; Book 7390, Page 270; and Instrument 200201300013468, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 405 Harbor Way, Nashville, TN 37214
(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 1st day of May, 2019.

Cathy M. Turnmyre

Cathy M. Turnmyre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy M. Turnmyre, with whom I am personally acquainted (or proved 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, 1st day of May, 2019.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.