Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/06 13:50 2 pgs
Fees:13.00 Taxes:401.72

20060606-0066872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,572.00

Carol Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF May, 2006.

Susan B. Mott
Notary Public

MY COMMISSION EXPIRES: 1-16-08
(AFFIX SEAL)

Susan B. Mott Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060094

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody L. Jensen	America's Wholesale Lender	074-04-0 083.00
(NAME) 906 Forest Dale	(NAME) 750 Old Hickory Blvd., #180	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(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, **Richard C. Bartley and wife, Bonnie Bartley***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jody L. Jensen**, HEREINAFTER CALLED THE GRANTEES, HEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 52 on the Plan of Section 12, Hermitage Hills, which is of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52 fronts 33.74 feet on the westerly margin of Forest Dale Drive and extends back 120.0 feet on the northerly line and 120.0 feet on the southerly line to a dead line in the rear measuring 112.55 feet thereon.

Being the same property conveyed to Richard C. Bartley, unmarried, by deed dated May 1, 1981 from Stephen E. Hancock and wife, Rebecca F. Hancock of record in Book 5740, page 971, Register's Office for Davidson County, Tennessee.

*Bonnie Bartley joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to Richard C. Bartley.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 906 Forest Dale, Hermitage, TN 37076

(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 hand this 31st day of May, 2006.

Richard C. Bartley
Richard C. Bartley

Bonnie Bartley
Bonnie Bartley

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 Richard C. Bartley and wife, Bonnie Bartley, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of May, 2006.

Commission expires: 1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

Susan B. Mott
Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027