WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/06 10:39 2 pgs
Fees:12.00 Taxes:0.00
20061128-0146600

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/3/2010

(AFFIX SEAL)

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Brockman	Jason Brockman	51N/C/7.02 (Wilson Cty)
(NAME)	(NAME)	
4661 Woodside Drive	4661 Woodside Drive	64-4/69 (Davidson Cty)
(ADDRESS)	(ADDRESS)	
Old Hickory ~~Murfreesboro~~, TN 37138	Old Hickory ~~Murfreesboro~~, TN 37138	
(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, Rich Hart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Brockman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or Parcel of land situate in Wilson and Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 62 on the Plan of Woodside, Section 2, as of record in Plat Book 16, Page 284, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Rich Hart by Warranty Deed from Alice Fendley dated October 27, 2006 and filed for record in Book 1213, Page 1807-1808; Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Rich Hart by Warranty Deed from Alice Fendley dated October 27, 2006 and filed for record in Instrument No 20061207-0133444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, building setback lines, and restrictions of record in Book 439, page 7, Register's Office for Wilson County, TN and in Book 5350, page 425, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 4661 Woodside Drive, Old Hickory, TN 37138

(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 27th day of October, 2006.

Rich Hart

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid JACK E. GRITTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (WARRANTY DEED) in behalf of RICH HART and further acknowledged that he executed the same as the free act and deed of said RICH HART, and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said RICH HART, and appearing of record in Record Book 1215, Page 2277 in the Register's Office for Wilson/Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 27th day of October, 2006.

Commission expires:

Notary Public

GAIL H. HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11/22/09

BK/PG:1215/2279-2280

06317425

2 PGS : AL - DEED	
MISTY BATCH: 100071	
11/14/2006 - 09:15 AM	
VALUE	105000.00
MORTGAGE TAX	0.00
TRANSFER TAX	388.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	401.50

STATE of TENNESSEE, WILSON COUNTY

JOHN B SPICKARD

REGISTER OF DEEDS