WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/06 10:02 2 pgs
Fees:13.00 Taxes:980.50

20061206-0150607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.
(AFFIX SEAL)

ANDREW P. GRISHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. L. Tenney	H. L. Tenney	075150A16800CO
(NAME)	(NAME)	
168 Stoners Glen Drive	168 Stoners Glen Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, Baird R. Faulkner and wife, Janie J. Faulkner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. L. Tenney and wife, Evelyn Kay Tenney, 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 UNIT NO. 168 ON THE PLAN OF FIRST REVISION, PHASE TWO, STONER'S GLEN OF RECORD IN PLAT REFERENCE 20001208-0121075 AND CORRECTED IN INSTRUMENT NUMBER 20010117-0005055, AND INSTRUMENT NUMBER 20010109-0002802, 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 BAIRD R. FAULKNER AND WIFE, JANIE J. FAULKNER BY WARRANTY DEED FROM ROBIN HALL, JR. AND WIFE, SHIRLEY MOORE HALL, RECORDED ON THE 1ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060801-0092991; WARRANTY DEED TO ROBIN HALL, JR. AND WIFE, SHIRLEY MOORE HALL FROM CORPORATE RELOCATION SERVICES, RECORDED ON THE 18TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050218-0018664, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 168 Stoners Glen Drive, 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 our hands this 1st day of December, 2006.

Baird R. Faulkner

Janie J. Faulkner

NOTARY AFFIDAVIT

State of TENNESSEE, County of DAVIDSON }SS:

On December 1st, 2006 before me, the Undersigned, a Notary Public in and for said state, personally appeared

BAIRD R. FAULKNER AND JANIE J. FAULKNER

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

(seal)

ANDREW P. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed name: Andrew P. Grisham

My commission expires: 5-14-08