WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/07 14:45 2 pgs
Fees:13.00 Taxes:283.04

20071101-0129078

STATE OF TENNESSEE
COUNTY OF BEDFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,496.13

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: February 16, 2011

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

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
Rich Hart, Trustee of the Daniel Fields and Tracie Fields Family Trust	Rich Hart, Trustee of the Daniel Fields and Tracie Fields Family Trust	14814021700
(NAME)	(NAME)	
112 Colemont Dr.	112 Colemont Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Nashville, TN 37013	
(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, Daniel Fields and wife, Tracie D. Fields, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rich Hart, Trustee of the Daniel Fields and Tracie Fields Family Trust, with the full power to assign, sell, transfer, convey, without the joinder of any beneficiary, 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. 63 on the Plan of Haywood Forest, Section 3, as of record in Book 5200, Page 245, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Fields by Warranty Deed dated April 28, 2000 from Amy M. Dean Lattanzi, married of record in Instrument No. 20000503-0044508 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 112 Colemont Dr., Nashville, TN 37013

(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.

The Grantee agreeing to pay the same I full when due; a first mortgage Deed of Trust in favor of Advantage Mortgage Company, dated October 19, 2004, of record in Instrument No. 20041103-0132288. which Grantee assumes and agrees to pay when and as due.

Rich Hart, Trustee for the Daniel Fields and Tracie Fields Family Trust, with the full power to assign, sell, transfer, convey, without the joinder of any beneficiary, joins in the execution of this deed for the express purpose of acknowledge its assumption and agreement to pay that certain Deed of Trust set forth here and above.

Witness my hand this 16th day of October, 2007.

Daniel Fields

Tracie D. Fields

STATE OF TENNESSEE

COUNTY OF BEDFORD

On this 16 day of October, 2007, before me personally appeared Daniel Fields and wife, Tracie D. Fields, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

On this 16 day of October, 2007, before me personally appeared Rich Hart, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 16th day of October, 2007.

Commission expires: February 16, 2011

Kristin L. Brown
Notary Public

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds