WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 120,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29th** DAY OF **November, 2007** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

JUDY B. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 07-110027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Wonderly, Jr.	**First Tennessee Home Loans**	**75-1-18.00**
(NAME) **824 Heritage Trail**	(NAME) **100 Blue Grass Commons, Ste.100**	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) **Hendersonville, TN 37075**	
(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, **Julie Wilbanks and Penny Pulley,*** **joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Wonderly, Jr.,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

* both unmarried

Land in Davidson County, Tennessee, being Lot 97, HERMITAGE HILLS, SECTION 12, REVISED, as shown on plat of record in Plat Book 4675, Page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Julie Wilbanks and Penny Pulley, joint tenants with right of survivorship by Warranty Deed from Terry W. Pope, an married man recorded on the 9th day of January, 2004 in Instrument No. 20040109-0003829 re-recorded at Instrument No. 20040510-0052782, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, 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 **824 Heritage Trail, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **November, 2007.**

Julie Wilbanks

Julie Wilbanks

Penny Pulley

Penny Pulley

Davidson County DEEDWARR
Recvd: 12/03/07 10:48 2 pgs
Fees:13.00 Taxes:444.00

20071203-0139661

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Julie Wilbanks and Penny Pulley**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 11/29/2007.

NOTARY

MY COMMISSION EXPIRES: 3/21/2011

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN