File No. 80517

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 09:08 2 pgs
Fees:13.00 Taxes:564.25

20080804-0079694

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF July, 2008.

DANNY M. DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Notary Public

MY COMMISSION EXPIRES: 01/20/2012

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shayne M. Purucker	New Owner	063 16 0B 028.00
(NAME)	(NAME)	
1664 Aaronwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Andrew Michael Merritt,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shayne M. Purucker and Martha Morales,** 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:

* unmarried

** Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Hampton Park, a Planned Unit Development, of record in Book 6900, pages 550 thru 552, corrected in Book 7462, page 445 and Book 8110, page 401, amended in Book 8181, page 112, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Andrew Michael Merritt by deed from Jeremy L. Farrell, dated October 28, 2005 and recorded on November 1, 2005 in Instrument No. 20051101-0131743, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, page 852, as amended in Book 7451, page 739 and Book 8336, page 393, said Register's Office.

Charter of Hampton Park Homeowners Association of record in Book 8517, page 762, as amended in Book 8833, page 216, said Register's Office.

Open space deed to Hampton Park Homeowners Association of record in Book 8207, page 276, said Register's Office.

Subject to an ingress and egress easement agreement of record in Instrument No. 20001002-0096889, said Register's Office.

This Warranty Deed was executed pursuant to the Power of Attorney filed of record in Book ____, page ____, said Register's Office.

File No. 80517

unimproved ☐

This is improved ☒ property, known as 1664 Aaronwood 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 25 day of July, 2008.

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Andrew Michael Merritt

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Michael Merritt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of July, 2008.

Commission expires: 01/2012

Notary Public

DANNY M. DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER