WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-28-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Hindman	US Bank N.A. ISAOA	165-14-113
(NAME)	(NAME)	
1204 Deerhaven Court	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Owensboro, KY 42301	
(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, Jennifer Ash F.K.A. Jennifer Richardson and husband, Jimmy D. Ash, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Hindman a single man, 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. 106 on the Plan of Peppertree Forest, Section12, as of record in Book 8250, page 80, Register's Office for Davidson County, Tennessee, in which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer Richardson, by deed of record in Instrument No. 20030612-0081183, Register's Office for Davidson County, Tennessee. The said Jennifer Richardson N/K/A Jennifer Ash.

This conveyance is subject to any and all existing restrictions and easements of record.

Jimmy D. Ash joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 1204 Deerhaven Court, Antioch, 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.

BILL GARRETT, Davidson County
Trans:T20100019175 DEEDWARR
Recvd: 04/01/10 14:40 2 pgs
Fees:13.00 Taxes:439.93
20100401-0024601

Witness my hand this 26th day of March, 2010.

Jennifer Ash

Jimmy D. Ash

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Ash and Jimmy D. Ash with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2010.

Commission expires: 5.2.2011

KRYSTAL T. EDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011