WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES JULY 29, 2013 (AFFIX SEAL)

TAHRA J. PYLES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vera M. Blair	New Owner	160-11-52.00
(NAME)	(NAME)	
5629 Hearthstone Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Janet D. Craig, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vera M. Blair, 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. 22 on the Plan of Hearthstone, Phase 7, of record in Book 6250, Page 935, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janet D. Craig, by deed of record in Book 11005, Page 217, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 5409, page 485, Book 5677, page 417, Book 5677, page 419, Book 5713, page 229, Book 6684, page 253, Book 7053, page 982, Book 9945, Page 958 and Book 11331, Page 828, Register's Office for Davidson County, Tennessee. Easement as set out in Book 7097, Page 162 and Book 7097, Page 178, Register's Office for Davidson County, Tennessee. Charter of Hearthstone Common Facilities Association of record in Book 6995, Page 646, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5629 Hearthstone Drive, Brentwood, TN 37027

(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:T20110021505 DEEDWARR
Recvd: 04/12/11 10:28 2 pgs
Fees:13.00 Taxes:1128.50
20110412-0028138

Witness my hand this 8th day of April, 2011.

Janet D. Craig

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 Janet D. Craig, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8th day of April, 2011.

Commission expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public