WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: JULY 29, 2013

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

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
Janet Collins and Kimberly Ewell	Renasant Bank	52-9-134.00
(NAME)	(NAME)	
1137 Fernbank Drive	2001 Park Place North	
(ADDRESS)		
Madison, TN 37115	Birmingham, AL 35203	
(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, I, Sandra R. Hull, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet Collins, unmarried and Kimberly Ewell, unmarried, as joint tenants with right of survivorship, 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. 36 on the Map of Montague Subdivision, as of record in Book 421, page 129 in the Register's Office for said County.

Said Lot No. 36 fronts 100 feet on the easterly side of Fernbank Drive and runs back between lines, 405 feet on the north line and 385 feet on the south line, to the low water of the Cumberland River, on which it measures 102 feet, and containing 0.90 acres, more or less.

Being the same property conveyed to Kenton J. Hull, Jr. and wife, Sandra R. Hull, by deed of record in Instrument Book 5323, Page 885, Register's Office for Davidson County, Tennessee. Kenton J. Hull, Jr. died March 16, 2011 leaving Sandra R. Hull as sole owner of the property.

Subject to All matters as shown on Plan of Montague Subdivision of record in Book 421, page 129, Register's Office for Davidson County, Tennessee. Easement of record in Book 5418, page 131, Register's Office for Davidson County, Tennessee. Flowage Easement recorded in Book 2201, page 299, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1137 Fernbank Drive, Madison, TN 37115

(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:T20120000136 DEEDWARR
Recvd: 01/03/12 10:39 2 pgs
Fees:13.00 Taxes:764.42
20120103-0000192

Witness my hand this 23rd day of December, 2011.

Sandra R. Hull

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 Sandra R. Hull, 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 23rd day of December, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka
Notary Public