WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120025720 DEEDWARR
Recvd: 04/09/12 14:40 2 pgs
Fees:13.00 Taxes:569.80
20120409-0030185

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of March, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GINA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Velthouse and Mark Zimmerman	Access National Mtg	063160A01700CO
(NAME) 1740 Aaronwood Drive	(NAME) 1800 Robert Fulton	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Reston, Va 20191	
(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, I/WE, **Jeremy P. Willis and Carie M. Burton**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron Velthouse and wife Anne Velthouse** and Mark Zimmerman 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 47 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Book 6900, pages 550-552, corrected in Book 7462, page 445 and Book 8110, page 401, amendment to change name in Book 8181, page 112, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremy P. Willis and Carrie M. Burton by Warranty Deed from James Alan Raleigh and wife, Kelley W. Raleigh, dated May 8, 2000 and filed on July 3, 2000 in Instrument Number 20000703-0066108, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1740 Aaronwood Drive, Old Hickory, TN 37138

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, has 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 our hands this **30th** day of **March, 2012**

Jeremy P. Willis

Carie M. Burton

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Jeremy P. Willis and Carie M. Burton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **March, 2012**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY