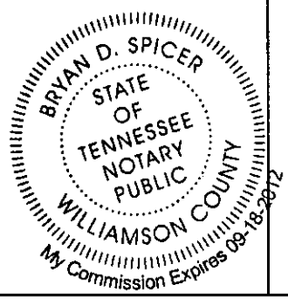
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin R. Jeffrey	Franklin American Mortgage Company	098-06-0-A-171.00 CO
(NAME)	(NAME)	
2025 Hawks Nest Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, **Gerald S. Hill and wife, Janet Hill**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin R. Jeffrey and wife, Lia T. Jeffrey**, 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, TN, BEING Lot No. 155, on the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Gerald S. Hill and wife, Janet Hill, by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated April 21, 2008, of record in Instrument No. 20080425-0042279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20061207-0151485; Restrictions of record in Instrument No. 20051024-0128043; Articles of Incorporation/Charter of record in Instrument No. 20060223-0021110; Easement for TVA of record in Book 1291, page 99; Easement for sanitary sewers and/ or storm drainage of record in Instrument No. 20060120-0008000; Stormwater detention agreement of record in Instrument No. 20050222-0019150; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2025 Hawks Nest Drive, Hermitage, TN 37076

(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:T20120036726 DEEDWARR
Recvd: 05/18/12 10:42 2 pgs
Fees:13.00 Taxes:973.10
20120518-0043201

Witness our hands this 15th day of May, 2012.

Gerald S. Hill

Janet Hill

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gerald S. Hill and Janet Hill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 15th day of May, 2012.

Notary Public

My Commission Expires:

