WARRANTY DEED

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-19-13

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle J. Thomas	US Bank Home Mortgage	07408013300
(NAME)	(NAME)	
320 Bonnahurst Drive	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Owensboro, KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120043925 DEEDWARR
Recvd: 06/14/12 11:02 2 pgs
Fees:13.00 Taxes:479.15

20120614-0052119

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda P. England, unmarried Fredda M. Lee, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kyle J. Thomas and Abigail M. Thomas, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 731 on the Plan of Hermitage Hills, Section Seven, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Linda P. England, unmarried and Fredda M. Lee, unmarried as joint tenants with right of survivorship by Deed from Patricia A. DeMatteo, unmarried, dated 08/19/2011 and filed for record on 08/30/2011 in Instrument 201108300067266, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3300, Page 62-63, said Register's Office.
This conveyance is subject to restrictions of record in Book 3399, page 446 and Book 3404, page 165, said Register's Office.
This conveyance is subject to all matters on the plan of record in Plat Book 3300, pages 62 and 63, said Register's Office.
This conveyance is subject to an and all easement and minimum building setback lines of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 320 Bonnahurst 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Linda P. England

Fredda M. Lee

State of Tennessee
County of Wilson

Personally appeared before me Linda P. England and Fredda M. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2012.

Notary Public
My Commission Expires: 8.3.15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122