WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/23/15

(AFFIX SEAL)

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Willis Jr.	First Community Mortgage, Inc.	04000018600
(NAME)	(NAME)	
4596 Whites Creek Pike	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121830

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Amanda Springer and Melissa Adkins**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael E. Willis Jr., an unmarried man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in 1st Councilmanic District, the 2nd Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Plan of Mill Stream Subdivision, which appears of record in Plat book 7900, page 992, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

BEING all of the same property conveyed to Amanda Springer and Melissa Adkins by Warranty Deed from Virgil Ray dated May 4, 2001 and filed of record in Instrument 20010510-0048700, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 9526, page 954, as amended and made applicable in Book 10084, page 691, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 4596 Whites Creek Pike, Whites Creek, TN 37189

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20120081395 DEEDWARR
Recvd: 10/26/12 09:54 2 pgs
Fees:13.00 Taxes:418.10
20121026-0098228

Witness our hands this 24th day of October, 2012.

Amanda Springer

Melissa Adkins

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Amanda Springer and Melissa Adkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Amanda Springer and Melissa Adkins executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2012.

Commission expires: 9-21-15

Notary Public

SONYA M. BRAND NOTARY PUBLIC TENNESSEE SUMNER COUNTY

Return To:
FOUNDATION
TITLE & ESCROW SERIES, LLC
450 Saint Andrews Dr, Ste C
Murfreesboro, TN 37128

M-3964