File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120087462 DEEDWARR
Recvd: 11/15/12 14:34 2 pgs
Fees: 13.00 Taxes: 592.00

20121115-0105558

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2015

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND ~~SWORN TO~~ BEFORE ME, THIS THE 9th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Hines	First Community Mtg.	098-05-0A-140.00
(NAME)	(NAME)	
4005 Hallborough Way	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Amy Douglass f/k/a Amy Voorhees and Justin D. Douglass III, as tenants by the entirety**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto *A... **Hines and Amanda L. Hines**, #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: ***James #husband and wife,**

Land in Davidson County, Tennessee, being all of Lot No. 98, on the Plan of Revision One, Section Five, Hampton Hall, as shown by plat appearing of record in Plat Instrument No. 20000728-0074425, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Amy Douglass f/k/a Amy Voorhees and Justin D. Douglass III, as tenants by the entiretyby Warranty Deed dated January 26, 2011, from Amy Voorhees N/K/A/ Amy Douglass, and filed for record on February 4, 2011, in Instrument No. 20110204-0009931, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Amy Voorhees, unmarried, by Warranty Deed dated July 29, 2003, from Mark Thomas, unmarried and filed for record on August 1, 2003, in Instrument No. 20030801-0109157, Register's Office for said County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to all matters as set forth on the plat of record in Instrument No. 20000728-0074425, All matters as set forth on the Boundary plat of record in Plat Book 9700, Page 216, Restrictive Covenants of record in Book 10278, Page 257, and as Amended in Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947 and Instrument No. 20000608-0057413, Stormwater Detention Agreement as shown of record in Book 10584, Page 114, Charter of the Homeowner's Association of record in Book 10290, Page 261, Conveyance of Common Areas/Open Spaces to the Homeowner's Association of record in Instrument No. 20000728-0074532, Register's Office for Davidson County, Tennessee.

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 4005 Hallborough Way, 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 8th day of November, 2012.

Amy Douglass

Justin Douglass III by Amy Douglass

Amy Douglass

Justin D. Douglass III by Amy Douglass, Attorney-in-Fact

attorney in fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Doulgass the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of November, 2012.

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Connie Beard
Notary Public
My Commission Expires: 6-17-13

State of Tennessee
County of Rutherford

On this 8th day of November, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Amy Douglass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Justin D. Douglass, III, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument # 20121115-0105557 in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of November, 2012

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Connie Beard
Notary Public
My Commission Expires: 6-17-13

RETURN TO:

File No.: 01291-10109
SMG TN Warranty Deed