WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,987.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/28/14

(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William K. Teets	PrimeLending, A Plains Capital Company	173-16-O-A-190 CO
(NAME)	(NAME)	
3153 Hidden Creek Drive	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75252	
(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, Carter B. Hassebroek and wife, Katherine Hassebroek, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William K. Teets, Unmarried, 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 No. 57 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, corrected in Instrument No. 20030331-0042208, Register's Office for said County, to which plan reference is herby made for a more complete and accurate description.

Being the same property conveyed to Carter B. Hassebroek and wife, Katherine Hassebroek, by Warranty Deed of record in Instrument Number 20060207-0015228, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hidden Creek of record in Instrument No. 20030213-0020016, corrected in Instrument No. 20030331-0042208, Register's Office for Davidson County, Tennessee. This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20020514-0059176; 20030313-0033781; 20050308-0025065; 20050930-0117904; 20050930-00117906; 20030303-0027389, said Register's Office. Charter of Hidden Creek HOA of record in Instrument No. 20030303-0027388 and Instrument No. 20081230-0123265, Register's Office for Davidson County, Tennessee. Deed to Hidden Creek HOA of record in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3153 Hidden Creek Drive, Antioch, TN 37013

(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:T20120090593 DEEDWARR
Recvd: 11/28/12 11:13 2 pgs
Fees:13.00 Taxes:662.25

20121128-0109193

Witness our hands this 21st day of November, 2012.

Carter B. Hassebroek

Katherine Hassebroek

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carter B. Hassebroek and Katherine Hassebroek, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of November, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013