#6299

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2012.

Notary Public
MY COMMISSION EXPIRES:
File No. 12-5839D

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Larry Hess and Marta Hess, husband and wife (NAME)	Mortgage Investors Group (NAME)	063160B08100CO
1513 Aaronwood Drive (STREET ADDRESS)	8320 E. Walker Springs Lane, S (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Knoxville, Tennessee 37923 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130000116 DEEDWARR
Recvd: 01/02/13 09:20 2 pgs
Fees:13.00 Taxes:526.88
20130102-0000131

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jacqueline Fenstermacher, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Hess and Marta Hess, husband and wife,** 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. 140 on the plan of HAMPTON PARK (FKA CHITWOOD DOWNS), as shown by plat of record in Plat Book 6900, Page 550-552, as amended in Book 8181, page 112, and as corrected in Book 7462, page 445 and Book 8110, page 401, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nichole Fenstermacher and Jacqueline Fenstermacher from Christie L. Agee, an unmarried woman, by Deed dated September 17, 2004, as Instrument No. 200409210113593, in the Register's Office for Davidson County, Tennessee.

Nicole Fenstermacher died intestate on September 23, 2012. Jacqueline Fenstermacher, her mother, being the sole heir at law. For further reference, see Affidavit of Heirship filed of record in Instrument No. 20130102-0000130, in the Register's Office for Davidson County, Tennessee.

Nichole Fenstermacher; Nicole Fenstermacher; and Nicole Lee Fenstermacher being one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 550-552, as corrected in Book 7462, page 445 and Book 8110, page 401, and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7351, page 852; Book 7451, page 739; and Book 8336, page 393, and in any allied instrument(s) referred to in said restrictions.

3. Charter of Homeowner's Association of record in Book 7431, page 204; Book 8517, page 762; and Book 8833, page 216, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Book 8207, page 276, Register's Office for Davidson County, Tennessee.

5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1513 Aaronwood Drive, Old Hickory, TN 37138.

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. Whenever 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 my/our hand(s) this 28th day of December, 2012.

Jacqueline Fenstermacher

Jacqueline Fenstermacher

December 28, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jacqueline Fenstermacher, unmarried, the bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2012.

My Commission Expires: 9/24/2014

Notary Public

MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066