File No. 20130074

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036972 DEEDWARR
Recvd: 05/03/13 10:29 2 pgs
Fees:13.00 Taxes:315.24
20130503-0044808

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Paramore	Same address as new Owner	086-14-0A-100.00 CO
(NAME)	(NAME)	
100 Thistle Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBY ACKNOWLEDGED, WE, Heather J. Weis, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Paramore and Christa Paramore, 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. 100 on the Plan of Hermitage Meadows, Stage One, of record in Book 5200, Page 507, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Heather J. Weis, unmarried, by Warranty Deed from Leah M. Patrick and husband, Dale Bagwell, dated 1/31/02 and recorded 2/6/02 in Instrument No. 20020206-0016207, in the Register's Office of Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Book 5200, Page 507; Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365; By-Laws of record in Book 6034, Page 383, as amended in Book 7660, Page 612 and Instrument No. 20010327-0029002; Charter in Book 6034, Page 376, as amended in Book 7466, Page 25 and Book 8275, Page 843; Conveyance of Common Areas in Book 6158, Page 931; and Easement to Comcast in Instrument No. 20121114-0104689, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 100 Thistle Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20130074

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.

Witness my hand this 30th day of April, 2013.

Heather J. Weis

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 30th day of April, 2013.

Commission expires: 1/24/14

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County