WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130048231 DEEDWARR
Recvd: 06/10/13 13:15 2 pgs
Fees:13.00 Taxes:1313.50
20130610-0058719

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE SUMNER COUNTY

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
Timothy S. Bishop and Kimberly J. Bishop,	Timothy S. Bishop and Kimberly J. Bishop,	098-13-0-C-169.00
(NAME)	(NAME)	
2205 Seven Points Circle	2205 Seven Points Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, George Terry Gant, Jr. and wife, Mary Lynn Gant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy S. Bishop and wife, Kimberly J. Bishop, * 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: * husband and wife

BEING Lot No.162 on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a moe complete description.

Being the same property conveyed to George Terry Gant, Jr. and wife, Mary Lynn Gant, by Warranty Deed of record in Instrument Number 20070814-0097104, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of The Meadows of Seven Points of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 11670, Page 822; By-Laws of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee. Easement for Sewage Pumps, Service Lines, Ingress and Egress purposes and Appurtenances in Instrument No. 200707060080548, Register's Office for Davidson County, Tennessee, Charter of Meadows of Seven Points HOA of record in Instrument No. 20000322-0028986, Register's Office for Davidson County, Tennessee. Deed to Meadows of Seven Points HOA of record in Instrument No. 20090721-0068473, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2205 Seven Points Circle, 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 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 our hands this 31st day of May, 2013.

George Terry Gant Jr.

Mary Lynn Gant

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 George Terry Gant, Jr. and Mary Lynn Gant, 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 31st day of May, 2013.

Commission expires:

Notary Public

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