WARRANTY DEED

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-15707

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
Michael David Follis	New Owner	064-16-D-151.00 CO
(NAME)	(NAME)	
2412 Pleasant Springs Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130056908 DEEDWARR
Recvd: 07/03/13 14:05 2 pgs
Fees:13.00 Taxes:557.96
20130703-0069178

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, Amber M. Wallace, and husband, Chad Wallace and Bob R. Gann and wife, Martha Gann, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael David Follis, a single man and Kimberly Lauren Potts, a single woman, 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. 299, on the plan of Section Three, Truxton Park, as shown on plat of record in Instrument No. 20011024-0116272, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Amber M. Wallace, a married woman, and Chad Wallace and Bob R. Gann, married man, and Martha Gann, by Warranty Deed from Michelle Hughes f/k/a Michelle Wolf, a married woman, dated 12/15/05 and recorded 1/12/06 in Instrument No. 20060112-0004902, Register's Office for Davidson County, Tennessee. John Hughes, spouse of Michelle Hughes, joined in the conveyance of this document.

Being the same property conveyed to Amber M. Wallace, a married woman and Chad Wallace and Bob R, Gann, a married man and Martha Gann, by deed of record in Instrument Number 20060112-004902, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Instrument No. 20000827-0083612, 20001208-0121300, 20020528-0064319, Register's Office for Davidson County, Tennessee. Subject to Declaration of Restrictive Covenants of record in Instrument No. 20001030-0107559; supplemented in Instrument No. 20020123-0009419, Register's Office for Davidson County, Tennessee. Conveyance of Common Areas of record in Instrument No. 20050311-0027266, Register's Office for Davidson County, Tennessee. HOA Charter of record in Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee By-Laws of record in Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20020528-0064319, Register's Office for Davidson County, Tennessee. Deed to Truxton Park HOA of record in Instrument No. 20060112-0004902, Register's Office for Davidson County, Tennessee. Utility Easement of record in Book 4910, Page 838, Register's Office for Davidson County, Tennessee. Ingress/Egress Easement of record in Book 5699, Page 537, Register's Office for Davidson County, Tennessee. All matters shown on plat of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2412 Pleasant Springs Lane, 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 28th day of June, 2013.

Bob R. Gann by Chad Wallace, Attorney-in-Fact

Amber M. Wallace

Martha Gann by Chad Wallace, Attorney-in-Fact

Chad Wallace

STATE OF MS
COUNTY OF Hinds

Before me appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amber M. Wallace and Chad Wallace, 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 28th day of June, 2013.

Commission expires:

Notary Public

STATE OF MS
COUNTY OF Hinds

On this 28th day of June 2013 before me personally appeared Chad Wallace, the person who executed the foregoing instrument on behalf of Bob R. Gann, and acknowledged that he executed the same as the free act and deed of the said Bob R. Gann, through Power of Attorney granted 06/28/13 by the said Bob R. Gann.

Witness my hand and official seal at Franklin, Tennessee this 28th day of June, 2013.

Commission expires:

Notary Public

STATE OF MS
COUNTY OF Hinds

On this 28th day of June 2013 before me personally appeared Chad Wallace the person who executed the foregoing instrument on behalf of Martha Gann, and acknowledged that he executed the same as the free act and deed of the said Martha Gann, through Power of Attorney granted 06/28/13 by the said Martha Gann.

Witness my hand and official seal at Franklin, Tennessee this 28th day of June, 2013.

Commission expires:

Notary Public

STATE OF MISSISSIPPI
ROBIN T. SAVOY
ID# 50953
NOTARY PUBLIC
Comm. Expires
Nov.. 17, 2013
RANKIN COUNTY