WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058242 DEEDWARR
Recvd: 07/09/13 10:51 2 pgs
Fees:13.00 Taxes:509.49
20130709-0070793

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,700.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: September 9, 2014

(AFFIX SEAL)

ROBBIN TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014

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
Franklin V. York and Barbara Anne York	Guaranty Trust Company	074-08-0-038.00
(NAME)	(NAME)	
7035 Bonnavent Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, Carrie Lee, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin V, York and wife, Barbara Anne York, 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. 787, Section Seven, Hermitage Hills, as shown on plat of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carrie Ray, by deed of record in Instrument Number 20080822-0086567 Register's Office for Davdison County, Tennessee.

Subject to all matters as shown on Plan of Section Seven of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all other matters shown on plat of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7035 Bonnavent Drive, 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 my hand this 28th day of June, 2013.

Carrie Lee by Jay Toms, Attorney-in-Fact

Carrie Lee by Jay Toms, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of June 2013 before me personally appeared Jay Toms, the person who executed the foregoing instrument on behalf of Carrie Lee, and acknowledged that he executed the same as the free act and deed of the said Carrie Lee, through Power of Attorney granted 6-25-13 by the said Carrie Lee.

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

Commission expires: 7-29-13

Notary Public

TAHIRA J. PITSKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013