BILL GARRETT, Davidson County
Trans:T20130063435 DEEDWARR
Recvd: 07/25/13 11:38 2 pgs
Fees:13.00 Taxes:680.43

20130725-0077014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July 2013

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Allen Kennamer and Jillian Amanda Kennamer	FirstBank	098 050A 02600CO
(NAME)	(NAME)	
6181 Hampton Hall Way	3500 Blue Lake Dr Ste 325	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL, 35243	
(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, I/WE, **Matthew C. Yoder and wife, Cathryn B. Yoder**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Derek Allen Kennamer and Jillian Amanda Kennamer, 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. 139 on the Plan of Hampton Hall of record in Plat Book 9700, page 290, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew C. Yoder and wife, Cathryn B. Yoder by Warranty Deed from Beazer Homes Inc. dba Phillips Builders dated August 27, 1998 of record in Book 11091, page 654, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6181 Hampton Hall Way, Hermitage, TN 37076

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, has 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 **15th** day of **July, 2013**

Matthew C. Yoder

Cathryn B. Yoder

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Matthew C. Yoder and Cathryn B. Yoder**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **July, 2013**

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 11.23.2015