WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-75895

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
Ann Multhauf	Interline Mortgage Services, LLC	098-05-0A-097.00
(NAME)	(NAME)	
5645 Chestnutwood Trail	10613 W. Sam Houston Parkway N. Ste	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130064510 DEEDWARR
Recvd: 07/29/13 12:35 2 pgs
Fees:13.00 Taxes:711.33

20130729-0078528

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, Johnette Padgett and husband, Alan Padgett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Multhauf, an unmarried 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. 80 on the Plan of Section Four, Hampton Hall, of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Johnette Padgett, married, by deed of record in Instrument No. 20120221-0014567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Alan Padgett joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 5645 Chestnutwood Trail, 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 24th day of July, 2013.

Johnette Padgett

Alan Padgett

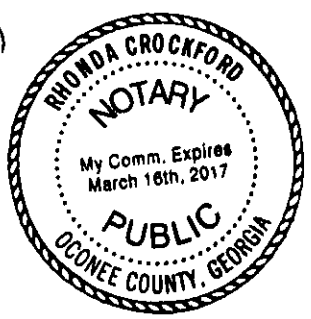
STATE OF GEORGIA

COUNTY OF OCONEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnette Padgett and Alan Padgett, 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 Oconee State Bank this 24th of July, 2013.

Commission expires: 3-16-17



Notary Public