BILL GARRETT, Davidson County
Trans:T20130066252 DEEDWARR
Recvd: 08/02/13 10:38 2 pgs
Fees:13.00 Taxes:545.75

20130802-0080811

WARRANTY DEED

ET-13-2999

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2013.

Notary Public

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

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith E. Hummel	PrimeLending, a PlainsCapital	
8412 Terry Lane	(NAME) 18111 Preston Road, Ste 900	75-10-153.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMUEL KEVIN FOUTCH, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH E. HUMMEL, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 188, HERMITAGE ESTATES, as shown on plat of record in Plat Book 3300 Pages 70 and 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Dana Hardy Foutch to Samuel Kevin Foutch as recorded on the 22nd day of March, 2006 in Instrument No. 20060322-0032597 and Warranty Deed from Lisa L. Knight Ayala and husband, Dean Ayala to Samuel Kevin Foutch and wife, Dana Hardy Foutch as recorded on the 28th day of August, 2001 in Instrument No. 20010828-0093301, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Taxes and assessments for the year 2013 and subsequent years an lien not yet due and payable; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE ESTATES, as recorded in Plat Book 3300 Page(s) 70 and 71, said Register's Office.

unimproved ( )
This is improved (X) property, known as 8412 Terry Lane, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of July, 2013.

Samuel Kevin Foutch

STATE OF Tennessee

COUNTY OF Wilson

On this the 25th day of July, 2013, before me personally appeared Samuel Kevin Foutch to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2013.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Smith Sholar Milliken, PLLC
846 Conference Drive, Ste 4
Goodlettsville, TN 3707
Phone: (615)855-6801