BILL GARRETT, Davidson County
Trans:T20130067658 DEEDWARR
Recvd: 08/07/13 09:48 2 pgs
Fees:13.00 Taxes:556.85

20130807-0082660

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01291-10501

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2013 Notary Public MY COMMISSION EXPIRES: 5/3/2016 (AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE 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
Andrew T. Williams and Molli Hays	Wilson Bank and Trust	097020A25600CO
(NAME) 4022 Hoggett Ford Road	(NAME) 1436 W. Main Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lebanon, Tn 37087	
(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, Krysta N. Resha, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew T. Williams, unmarried and Molli K. Hays, unmarried, joint tenants with right of survivorship,** 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. 256 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Krysta N. Resha, by Warranty Deed, from Beazer Homes Corp., a Tennessee Corporation dated February 24, 2011, of record in Instrument No. 20120229-0017591, Register's Office for Davidson County, Tennessee.

David Henson, spouse of Krysta N. Resha, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

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 4022 Hoggett Ford Road, 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 31st day of July, 2013

Krysta N. Resha

Krysta N. Resha

David Henson

David Henson

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, **Krysta N. Resha and David Henson**, 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 31st day of **July, 2013**

Debra Paulsson

Notary Public

My commission expires: 3/15/15

