WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-12-14
(AFFIX SEAL)

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
Jennifer ~~XX~~ Tramel, an unmarried woman and Paul Percy, an unmarried man	Franklin American Mortgage Company	064160C02400 CO
(NAME)	(NAME)	
607 Selsey Court	501 Corporate Centre Drive, Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140020825 DEEDWARR
Recvd: 03/28/14 09:44 2 pgs
Fees:13.00 Taxes:527.25
20140328-0025665

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, Warren M. Hatley and wife, Jamie M. Hatley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer ~~XX~~ Tramel, an unmarried woman and Paul Percy, an unmarried man, as 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. 105, on the Second Revision, Section One, Wembley Downs, of record in Plat Book 7900, Page 301, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Warren M. Hatley and wife, Jamie M. Hatley, by deed of record in Instrument Number 20070313-0030663 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Section One, Wembley Downs, of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions, and By-Laws of record in Book 8304, Page 623; amended in Book 8447, Page 633; amended By-Laws of record in Book 9522, Page 349; HOA Charter of record in Book 8404, Page 718; Conveyance of Common Areas of record in Book 8405, Page 408; all matters shown on Boundary Plat of record in Book 8250, Page 6; and all existing easements and all other matters shown on plat of record in Book 7900, Page 301, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 607 Selsey Court, 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 our hands this 24th day of March, 2014.

Warren M. Hatley

Jamie M. Hatley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Warren M. Hatley and Jamie M. Hatley, 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 Franklin, Tennessee this 24th day of March, 2014.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122