mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite C-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022099 DEEDWARR
Recvd: 04/02/14 11:26 2 pgs
Fees:13.00 Taxes:497.65
20140402-0027293

RUTH M. FORAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00]

Elizabeth J. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belena J. Whittington	First Community Mortgage, Inc.	Map 141-6-D
(NAME)	(NAME)	
3277 Harpeth Springs Drive	245 Heritage Park Dr	Parcel 77 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **LEON D. HATCH, III, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BELENA J. WHITTINGTON, A SINGLE PERSON,** 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 Unit No. 77 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat Instrument #20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leon D. Hatch, III, Unmarried, by deed from Brandon S. Meacham and Brandi O. Meacham, of record in Instrument #20080609-0058940, said Register's Office. Leon D. Hatch, III has since married.

Grantor warrants that the subject property has never been the marital residence of the Grantor or Grantor's spouse and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20030213-0019999, said Register's Office; (c) restrictive covenants of record in Instrument #20030303-0027396, Instrument #20030806-0111893 and Instrument #20030205-0016044, said Register's Office; (d) Bylaws of record in Instrument #20030218-0020999, said Register's Office; (e) Ingress and Egress easement of record in Instrument #20030213-0019999, said Register's Office; and (f) Stormwater easement of record in Instrument #20021217-0155374, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3277 Harpeth Springs Drive, Nashville, Tennessee 37221
(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 21st day of March, 2014.

Leon D. Hatch, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon D. Hatch, III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of March, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public