WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Courtney K. Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Hemmer	Charles Hemmer	02605004200
(NAME)	(NAME)	
115 Roscoe St.	115 Roscoe St.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140033

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, Colleen Payton**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles Hemmer and Jean Hemmer**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Easterly half of Lot No. 13, all of Lot No. 14 and the Westerly half of Lot 15 of Block "A" on the plan of the First Subdivision of the Roscoe Place, as of record in Plat book 843, page 72, Register's office for Davidson County, Tennessee.

Said part of Lot 13, all of Lot 14 and part of Lot No. 15 front together 100 feet on the Southerly side of Roscoe Street and runs back between parallel lines 200 feet to a dead line.

BEING all of the same property conveyed to Colleen Payton by Warranty Deed from Larry A. Dohanos, Jr. and wife, Natalie Rochelle Brown Dohanos, dated June 17, 2008 and filed of record in Instrument 20080619-0063014, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 115 Roscoe St., Goodlettsville, TN 37072

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140022848 DEEDWARR
Recvd: 04/04/14 10:40 2 pgs
Fees:13.00 Taxes:388.50
20140404-0028200

Witness my hand this 4th day of April, 2014.

Colleen Payton

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Colleen Payton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Colleen Payton executed the within instrument for the purposes therein contained.

Witness my hand and official seal this.

Commission expires: 7/30/17

Notary Public

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY