Return to: #81866

WARRANTY DEED

Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans: T20140027094 DEEDWARR
Recvd: 04/22/14 10:00 2 pgs
Fees: 13.00 Taxes: 406.63

20140422-0033450

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Tichota	~~NEW OWNER~~ Mortgage Investors Group	09805014700
(NAME)	(NAME)	
5133 Hunters Point Lane	8320 East Walker Springs Lane Ste. 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathy Hatter , married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Daniel Tichota , married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 47-A, on the plan of Zone Lot Division, Lots 10, 11, 24, 46 & 47, Hunter's Point Subdivision, as shown on plat of record in Plat Book 6250, Page 274, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kathy Hatter by Special Warranty Deed dated 11/26/2013 from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument 201401060000983, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 5200, Page 736 and Plat Book 6250, Page 274, said Register's Office.
All matters set out in document including but not limited to restrictions of record in Book 3814, Page 592 and Book 3897, Page 925, as amended in Book 6279, Page 741, said Register's Office.
Restrictions of record in Book 6207, Page 609, said Register's Office.
All matters set out in document including but not limited to restrictions of record in Instrument 201401060000983, said Register's Office.
Charter of the Homeowner's Association of record in Book 6256, Page 293, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5133 Hunters Point Lane, 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 GRANTEE(S), their heirs and/or 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/or 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 15th day of April, 2014.

Kathy Hatter

State of Tennessee
County of Williamson

Personally appeared before me Kathy Hatter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2014.

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: June 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027