WARRANTY DEED

MAIL TO:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristopher Hatchell	Same	07412001200
(NAME)	(NAME)	
179 Jacksonian Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140030129 DEEDWARR
Recvd: 05/02/14 09:16 2 pgs
Fees:13.00 Taxes:529.10
20140502-0037157

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, we, **John Reding and wife, Rochelle Reding**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristopher Hatchell and DeeDee Hatchell, husband and wife**, 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 all of Lot No. 641, on the plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Pages 62-63, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Reding and wife, Rochelle Reding by Warranty Deed from Stanley G. Hardin, unmarried, dated August 5, 2013 and filed in Instrument Number 20130807-0082678, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Stanley G. Hardin and wife, Jo Ann M. Hardin by Deed from Albert Joe Roper and wife, Anna P. Roper, dated June 20, 1963 and filed in Book 3575, page 423, Register's Office of Davidson County, Tennessee. The said Jo Ann M. Hardin having since died on July 1, 2013 leaving Stanley G. Hardin her sole surviving spouse.

All matters as set forth on the plat of record in Plat Book 3300, Page 62 and Plat Book 3300, page 63, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 179 Jacksonian Drive, 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 our hands this 29th day of April, 2014.

John Reding

Rochelle Reding

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 29th day of April, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122