Davidson County DEEDWARR
Recvd: 06/11/14 15:56 3 pgs
Fees:18.00 Taxes:841.20
20140611-0051068

WARRANTY DEED

FSBO14-0601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,350.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1296 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Huskey	Amanda Huskey	
601 Old Hickory Blvd. #33 (ADDRESS)	(NAME) 601 Old Hickory Blvd. #33 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	171-03B-227.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CATHERINE G. KERMICLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA HUSKEY, SINGLE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 33 on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Pages 953 and 954, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine G. Kermicle, unmarried by Warranty Deed from Nancy A. Jasinski, unmarried of record in Instrument No. 20060720-0087620, Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on July 20, 2006.

Said Warranty Deed also filed on April 6, 2004 in Book 3193, Page 433, in the Register's Office for Williamson County, Tennessee.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 9700, Pages 953 and 954, Plat Book 7900, Page 509, Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, Book 10126, Page 435, amended in Book 10224, Page 683 and corrected in Book 10294, Page 850, further amended in Instrument No. 200007180070558, re-recorded in Instrument No. 20050705-0076596, Book 11550, Page 531, amended in Book 11682, Page 75, Book 10126, page 486 amended in Book 10275, page 959, Book 8920, Page 45, amended in Book 10694, Page 539 and in Book 11550, Page 554, Book 7798, Page 843, Book 10126, Page 430 and Book 11550, Page 529, Book 11753, Page 208, Book 7358, Page 643, Book 7993, Page 269 and Book 9607, Page 431, Book 7851, Page 712, Book 10012, Page 756, Instrument No. 2000516-0049387,
Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd. #33, Brentwood, Tennessee 37027
(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 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 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/our hand(s) this 6th day of June, 2014.

Catherine G. Kermicle

Catherine G. Kermicle

Deborah G. Smith

by attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2014, before me personally appeared Deborah G. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Catherine G. Kermicle and who acknowledged he/she/they executed the same as the free act and deed of the said Catherine G. Kermicle.

Witness my hand and official seal, this the 6th day of June, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lovvorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY