BILL GARRETT, Davidson County
Trans:T20140047185 DEEDWARR
Recvd: 07/02/14 11:12 2 pgs
Fees:13.00 Taxes:332.63
20140702-0058196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $89,900.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014.

Notary Public

My commission expires: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROBERT CAYLER **DIANE CAYLER**	Wells Fargo Bank N.A.	**086140A10600CO**
106 THISTLE LN	2701 Wells Fargo Way	
HERMITAGE, TN 37211	Minneapolis MN 55467	

FOR AND IN 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 ACKNOWLEDGE, WE,

VIRGINIA L. FRAZER HALL, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT CAYLER and DIANE CAYLER, HUSBAND AND WIFE

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. 106, on the Plan of Hermitage Meadows, Stage One, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 6034, Page 365,and as shown on the plan of record in Book 5200, Page 507, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA L. FRAZER, BY DEED FROM PAUL D. WHARTON AND WIFE, CAROL ELAINE WHARTON, DATED 02/25/1994 AND RECORDED ON 03/02/1994 IN BOOK 9264, PAGE 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $53,000.00. VIRGINIA L. FRAZER HAS SINCE MARRIED TO MICHAEL RORY HALL AND IS NOW KNOWN AS VIRGINIA L FRAZER HALL. MICHAEL RORY HALL JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARTIAL INTEREST HE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 106 THISTLE LN, HERMITAGE, TN 37211.

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 in 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/our hand(s) this 27th day of June, 2014.

VIRGINIA L. FRAZER HALL

MICHAEL RORY HALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, VIRGINIA L. FRAZER HALL AND MICHAEL RORY HALL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

Return to:
Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122