WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065365 DEEDWARR
Recvd: 09/03/14 12:41 2 pgs
Fees:13.00 Taxes:591.63
20140903-0080426

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis B. Kent	Primary Residential Mortgage, Inc.	Map & Parcel 173040a11500co
(NAME)	(NAME)	
5053 W Oak Highland Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Tina C. Hall, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dennis B. Kent, unmarried, 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 Lot No. 115, on the Plan of Phase I, Oak Highlands, of record in Book 6900, Pages 432-435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tina C. Hall, a single woman by deed from Jayme Lynn Butler and Caleb Joseph Butler, wife and husband of record in Instrument Number 20090729-0070876, Register's Office, Davidson County, Tennessee..

This conveyance is subject to all matters shown on plan of record in Plat Book 6900, pages 432 through 435, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Oak Highlands of record in Book 7350, Page 24, re-recorded in Book 7367, page 587, amended in Book 8765, page 77, supplemental of record as Instrument No. 200004280042354; Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, said Register's Office.

This conveyance is subject to by-laws of record in Book 8765, page 90, Charter of the homeowners association in Book 7337, page 529, as amended in Book 8765, page 100, and the conveyance of common areas in Book 7473, page 697, said Register's Office.

This conveyance is subject to sewer and/or storm drainage easement in instrument Number 2000001002-0097139, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5053 W Oak Highland Drive, Antioch, TN 37013

(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 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 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 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 hand this 29th day of August, 2014.

Tina C. Hall

STATE OF TENNESSEE

COUNTY OF Robertson

On this 29th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tina C. Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-18-17

Notary Public,

PAM S. ATKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON