BILL GARRETT, Davidson County
Trans:T20140079503 DEEDWARR
Recvd: 10/22/14 09:27 2 pgs
Fees:13.00 Taxes:1006.40
20141022-0097291

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Richard & Cathy Tanner
1852 Bunting Way
Hermitage, TN 37076

SEND TAX BILL TO:
New owner

MAP/PARCEL 098-06-0A-178.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Christopher T. Webb and wife, Jami L. Webb,** has this day bargained and sold, and does hereby transfer and convey unto **Richard Tanner and Cathy Tanner, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Final Plat of Phase Two, Section A, Bridgewater of record in Plat at Instrument No. 20061207-0151485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher T. Webb and wife Jami L. Webb by deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20110427-0032117 Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on April 27, 2011.

This is improved property known as: **1852 Bunting Way, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in instrument No. 20061207-0151485, and

restrictions in Instrument No. 20051024-0128043, as supplemented in Instrument No. 20051122-0141076, as amended in Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of October, 2014.

Christopher T. Webb

Jami L. Webb

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christopher T. Webb and Jami L. Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of October, 2014.

NOTARY PUBLIC

GREG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $272,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No: 147431