WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087666 DEEDWARR
Recvd: 11/21/14 08:34 2 pgs
Fees:13.00 Taxes:518.00

20141121-0107203

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of ~~October~~ November, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-18-17

(AFFIX SEAL)

PAMELA RITCHLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

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
Brent Vandivier	Brent Vandivier	02605005300
(NAME)	(NAME)	
205 Roscoe St.	205 Roscoe St.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Charles Hemmer and Jean Hemmer, Trustees of the Hemmer Family Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brent Vandivier and Angie Vandivier, 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 Lot No. 4 on the westerly one-half (1/2) of Lot No. 5, Block "B", on the Map of Roscoe Place, of record in Book 843, Page 72, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and the westerly one-half of Lot No. 5 adjoin and front together 75 feet on the southerly side of Roscoe Place and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Charles Hemmer and Jean Hemmer, Trustees of the Hemmer Family Trust by deed from Kimberly M. Moyers of record in Instrument Number 20120709-0060229, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all matters on plan of record in Book 843, Page 72, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 205 Roscoe St., Goodlettsville, TN 37072
(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 our hands this 30th day of October, 2014.

Charles Hemmer TTEE
Charles Hemmer, Trustee of the Hemmer Family Trust

Jean Hemmer
Jean Hemmer, Truste of the Hemmer Family Trust

STATE OF ARIZONA

COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles Hemmer as Trustee of The Hemmer Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the * of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Phoenix, Arizona, this 30th day of October, 2014.

My Commission Expires:
Sept 5 2015

Notary Public

CONNIE M CHAVEZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 5, 2015

STATE OF ARIZONA
COUNTY of

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jean Hemmer as Trustee of The Hemmer Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the * of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Phoenix, Arizona, this 30th day of October, 2014.

My Commission Expires:
Sept 5 2015

Notary Public

CONNIE M CHAVEZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Sep 5, 2015