BILL GARRETT, Davidson County
Trans: T20140090204 DEEDWARR
Recvd: 12/02/14 12:52 2 pgs
Fees: 13.00 Taxes: 432.53
20141202-0110427

State of Tennessee
County of ~~Sumner~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/16/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
ALLISON P. CISNEROS	Guaranty Trust Company	075-08-0/142.00
(NAME)	(NAME)	
640 DUTCHMAN'S DRIVE	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, REBA JEANNE LITTLE KELLY, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLISON P. CISNEROS, MARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 195 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 1, OF RECORD IN PLAN BOOK 4675, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 85.0 FEET ON THE SOUTHERLY MARGIN OF DUTCHMAN'S DRIVE AND EXTENDS BACK 105.0 FEET ON THE EASTERLY LINE AND 140.0 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 91.95 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO REBA JEANNE LITTLE KELLY BY QUITCLAIM DEED FROM DONALD DUANE KELLY, RECORDED ON DECEMBER 27, 1979 IN BOOK 5543, PAGE 126, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 640 DUTCHMAN'S DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 21st day of Nov, 2014.

REBA JEANNE LITTLE KELLY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, REBA JEANNE LITTLE KELLY, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of Nov., 2014.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY