BILL GARRETT, Davidson County
Trans:T20150001816 DEEDWARR
Recvd: 01/08/15 13:11 2 pgs
Fees:13.00 Taxes:555.00
20150108-0002154

This instrument prepared by:
John C. Hess, Attorney
Post Office Box 305
Hermitage,.TN 37076

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Russell H. Hess and Kelli L. Hess 616 Dutchmans Drive Hermitage, Tennessee 37076	Same	075-07 0127

WARRANTY DEED

FOR AND IN CONSIDERATION OF ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000.00), we, JOHN C. HESS and wife, SANDRA E. HESS, have this day bargained and sold, and do hereby transfer and convey to RUSSELL H. HESS and wife, KELLI L. HESS, their successors, heirs and assigns, as tenants by the entireties, a certain property in the State of Tennessee, Davidson County, described as follows:

LAND IN Davidson County, Tennessee, being Lot Number 201, on the Plan of Highlands of Tulip Grove, Section I, as of record in Book 4675, Page 26, Register's Office of Davidson county, to which plan reference is herein made for a more complete description.

BEING the same real property conveyed to JOHN C. HESS, and wife, SANDRA HESS, by Tennessee Limited Warranty Deed dated January 18, 1977, of record in Book 5116, Page 48 Register's Office of Davidson County, Tennessee.

This is improved property known as 616 Dutchmans Drive, Hermitage, Tennessee 37076.

We covenant that we are lawfully seized of the said property, have a good right to convey it, and that the same is unencumbered.

We further warrant, covenant and bind ourselves our heirs and representatives, to warrant and defend the title to said property to the said Russell H. Hess and wife, Kelli L. Hess, their heirs, successors and assigns.

This 5th day of January, 2015.

JOHN C. HESS

SANDRA E. HESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within John C. Hess, with whom I am personally acquainted, or who proved himself to me upon sufficient evidence and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 5th day of January, 2015.



DEVIN JOHNSON
NOTARY PUBLIC
My commission expires: 11/5/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within Sandra E. Hess, with whom I am personally acquainted, or who proved herself to me upon sufficient evidence and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 5th day of January, 2015.



NOTARY PUBLIC
My commission expires: 11/5/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transactions is $150,000.00.

Sworn to and subscribed before me this 5th day of January, 2015.



NOTARY PUBLIC
My commission expires: 11/5/18