WARRANTY DEED

File #14114162

BILL GARRETT, Davidson County
Trans:T20150002532 DEEDWARR
Recvd: 01/12/15 11:06 3 pgs
Fees:18.00 Taxes:506.53
20150112-0003019

STATE OF TENNESSEE (d)
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Triplett, Jr. Hevelyn Triplett	FFC Mortgage Corp	052-08-0A-167.00
(NAME)	(NAME)	
1621 Wynnhaven Ct.	2595 Brighton Henrietta TL RD	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Rochester, NY 14623	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Kyle Craft-Jenkins and Wife, Molly Craft- Jenkins and Michael A. Davenport, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Triplett, Jr. and Hevelyn Triplett, 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:

Being Lot No. 167, on the plan of Phase One, Section Two Heron Walk, as the same appears of record in Plat Book 9700, Page 386, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Kyle Craft-Jenkins and Molly Craft-Jenkins, Husband and Wife and Michael A. Davenport, a married man, by deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of new York Trust Company, NA, as Successor Trustee to JP Morgan Chase Bank, NA, as Trustee for Ramp 2004RS7, dated 04/09/2012, of record in Instrument No. 20120430-0036479, said Register's Office.

****This is neither the principal residence of Michael A. Davenport, nor his spouse, nor any dependents****

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 9700, Page 386, said Register's Office.; Heron Walk PUD Boundary Plat as of record in Book 9700, Page 483, said Register's Office.; Sanitary Sewer/Storm Drainage Easement as of record in Book 3641, Page 253, said Register's Office.; Charter of Heron Walk Homeowner's Association as of record in Book 10125, Page 449, said Register's Office.; Declaration of Covenants as of record in Book 10095, Page 464, said Register's Office.; By-Laws of Heron Walk Homeowner's Association as of record in Book 10170, Page 124, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1621 Wynnhaven Ct, Madison,TN,37115**

(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 12th day of December, 2014.

Michael A. Davenport

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Michael A. Davenport , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 2014.

Commission expires: 8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Witness our hands this 6th day of ~~December, 2014.~~ January, 2015 VA

Kyle Craft-Jenkins

Molly Craft-Jenkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Michael A. Davenport , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of ~~December, 2014.~~ January 2015 VA

Commission expires: 8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Kyle Craft-Jenkins and Molly Craft-Jenkins , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office, this 6th day of January, 2015.



Notary Public

My commission expires:

8/18/18