BILL GARRETT, Davidson County
Trans:T20150014369 DEEDWARR
Recvd: 02/27/15 09:51 2 pgs
Fees:13.00 Taxes:1000.85
20150227-0016944

RECORD AND RETURN TO;
ADVANTAGE TITLE & ESCROW
3325 ASPEN GROVE DR STE 104
FRANKLIN TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Feb, 2015

Notary Public

MY COMMISSION EXPIRES: 7-30-17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY 404 BNA DR STE 307 NASHVILLE TN 37217 15NT00041

ADDRESS OF NEW OWNER AS FOLLOWS :
Amanda Richards
1928 Hawks Nest Dr.
Hermitage, TN 37076

SEND TAX BILLS TO:
Peoples Home Equity
150 N. Seven Oaks
Knoxville, TN 37922

MAP-PARCEL NUMBERS
098060A26100 CO

FOR AND IN 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, WE, **James R. Hall and wife Deborah A. Hall**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Richards**, an unmarried woman

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. 235, ON THE PLAN OF PHASE TWO, SECTION D, BRIDGEWATER, OF RECORD IN INSTRUMENT 20070419-0047123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. HALL AND WIFE, DEBORAH A. HALL BY WARRANTY DEED FROM FRANK BATSON QUALITY HOMES, INC. AS RECORDED 7-15-13 AS INSTRUMENT NO. 20130715-0072871, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

This is improved property commonly known as: **1928 HAWKS NEST DR., HERMITAGE, TN 37076.**

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/my hand(s) this 25 day of February, 2015.

James R. Hall

Deborah A. Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Hall and Deborah A. Hall the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 25 day of February, 2015.

Commission Expires: 11-3-15

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY