BILL GARRETT, Davidson County
Trans:T20150026197 DEEDWARR
Recvd: 04/08/15 12:44 2 pgs
Fees:13.00 Taxes:438.45
20150408-0030909

WARRANTY DEED

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14-0566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/9/19
(AFFIX SEAL)

Summer County, TN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brent D. Clark, Jr., an unmarried man	Peoples Home Equity, Inc	075 12 0F 027.00
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 208	5205 Maryland Way #100	
(ADDRESS)	(ADDRESS)	
Hermitage 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighteen Thousand Five Hundred And No/100 Dollars ($118,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth L. Hatcher, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent D. Clark, Jr., an unmarried man**, 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 of Davidson County, Tennessee being Lot 27, AKA Unit 208, TULIP COVE TOWNHOMES, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same premises conveyed to Elizabeth L. Mitchell, an unmarried woman by Special Warranty Deed from Marquis Homes, LLC., a limited liability company dated May 25, 2007 and recorded May 30, 2007 in Instrument Number 20070530-0064114 in the said Register's Office for Davidson County, Tennessee.

The said Elizabeth L. Mitchell having since married, now known as Elizabeth L. Hatcher.
Derrick A. Hatcher, spouse of Elizabeth L. Hatcher, joins in the execution of this instrument to convey any marital insterest he may, if any, in said property.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 735 Tulip Grove Road, Unit 208, 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, has 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 31st day of March, 2015.

Elizabeth L. Hatcher by Fran Hooten, her Attorney in Fact

Derrick A. Hatcher by Fran Hooten, his Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Fran Hooten, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth L. Hatcher and Derrick A. Hatcher, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Elizabeth L. Hatcher and Derrick A. Hatcher for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2015.

ROBIN TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public

My Commission Expires:

(SEAL)

File Number: MTJ-142210