WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026827 DEEDWARR
Recvd: 04/10/15 10:09 2 pgs
Fees:13.00 Taxes:377.40
20150410-0031578

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 8th day of ~~March~~ April, 2015

Notary Public

MY COMMISSION EXPIRES: SEP 12 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Norris	FirstBank	86-14-0A/135.00
(NAME)	(NAME)	
135 Thistle Lane	318 Seaboard Lane Suite 205	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Chitiqua Walker, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Norris, 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 in Davidson County, Tennessee, being Unit 135, a shown on the map entitled Hermitage Meadows Subdivision, Stage Two, of record in Plat book 5200, page 682, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chitiqua Walker unmarried by deed from Kimberly Bramley, unmarried dated November 4, 2005 and filed for record November 10, 2005 as instrument No. 20051110-0136338 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, Building restrictions and setback lines if any and any and all easements for public utilities.

Subject to an Easement of record in Instrument No. 20121114-0104689, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing n the Plan of record in Plat Book 5200, page 682, Register's Office for Davidson County, Tennessee.

Subject to covenants, conditions and restrictions of record in Book 6158, page 931, amended in Book 7660, page 612 and Instrument No. 20010327-0029002 in the Register's Office for Davidson County, Tennessee.

Subject to conveyance of open space of record in Book 6158, page 931, Book 6209, page 548 and Book 668, page 54, Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowner's Association of record in Book 6034, page 376, amended in Book 7466, page 25 and book 8275, page 843, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 135 Thistle Lane, Hermitage, TN 37076

(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 my/our hands this 31st day of March, 2015.

Chitiqua Walker

Chitiqua Walker

State of Tennessee
County of Davidson

Personally appeared before me Chitiqua Walker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-20-14

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD CO., TN

File No.: 201503021

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066