BILL GARRETT, Davidson County
Trans:T20150027654 DEEDWARR
Recvd: 04/14/15 08:31 2 pgs
Fees:13.00 Taxes:573.50

20150414-0032642

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~March~~ April, 2015

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

RENSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Hoskins and Brenton T. Hoskins 737 Sweetwater Circle Old Hickory, TN 37138	Southern Bank of TN 1499 N. Mt Juliet Rd. Mt Juliet, TN 37122	084.15-0A-013.00 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,

Linda O. Peck now known as Linda O. Jester, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lauren Hoskins and Brenton T. Hoskins, wife and husband

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 Lot No. 13 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 7900, Page 697, amended by surveyors certificate of correction, of record in Book 9432, Page 449, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Linda O. Peck, unmarried by Deed from Patrick J. Runchey and wife, Kimberly S. Runchey dated November 18, 2004 of record in Instrument Number 20041122-0139782, Register's Office for Davidson County, Tennessee. Linda O. Peck has since married and is now known as Linda O. Jester.

This property is not nor has ever been the principal residence of the spouse of the Grantor herein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 697, as corrected in Book 9432, Page 449, a revision to Book 7900, Page 662, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Book 9231, Page 719, Register's Office for Davidson County, Tennessee
4) HOA Charter of record in Book 9315, Page 723, said Register's Office.
5) Stormwater Detention Agreement of record in Book 9356, Page 959, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 737 Sweetwater Circle, Old Hickory, TN 37138
(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 hand(s) this 1st day of ~~March~~ April, 2015.

Linda O. Jester

Linda O. Jester

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, Linda O. Jester, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of ~~March~~ April, 2015.

Sarah Brooks
NOTARY PUBLIC

My Commission Expires:
August 2, 2017

SARAH BROOKS
Notary Public, State of Indiana
Johnson County
My Commission Expires
August 02, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076