WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030034 DEEDWARR
Recvd: 04/21/15 11:35 2 pgs
Fees:13.00 Taxes:436.17
20150421-0035468

LIZ JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,885.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin R. Triplett	Kevin R. Triplett	052080A163600CO
(NAME)	(NAME)	
396 V.I. Ranch Road	396 V.I. Ranch Road	
(ADDRESS)	(ADDRESS)	
Bristol, TN 37620	Bristol, TN 37620	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **R&R Renovations, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kevin R. Triplett and R. Jill Triplett, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in the Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 163, on the Plan of Heron Walk, Phase One, Section Two, of record in Plat Book 9700, Page 386, 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 R & R Renovations, Inc. by Special Warranty Deed dated 01/06/2015 from U.S. Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loantrust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 of record in Instrument 201501200005322, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 9700, Page 386, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Heron Walk of record in Book 10095, Page 464, said Register's Office.

Charter of record in Book 5011, Page 962, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1605 Wynnhaven Court, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 17th day of May, 2015.

R&R RENOVATIONS, INC.

Rochelle Reding, President
Rochelle Reding
President

Sec/Treas.
John Reding
Sec/Treas.

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rochelle Reding and John Reding with whom I am personally acquainted and who upon their oath acknowledged themselves to be the President & Secretary/Treasurer of R&R Renovations, Inc. the within named bargainer, a corporation, and that, Rochelle Reding and John Reding as such President & Secretary/Treasurer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Rochelle Reding and John Reding as such President & Secretary/Treasurer.

Witness my hand and official seal this 15th day of April, 2015.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122