WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033699 DEEDWARR
Recvd: 05/04/15 09:33 2 pgs
Fees:13.00 Taxes:525.40
20150504-0039862

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-5-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan B. Gwinn Brittany Gwinn	Churchill Mortgage Corporation	075-08-0-217.00
(NAME)	(NAME)	
523 Harding Place, Apt. A4	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brantwood, TN 37027	
(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, **William Mason Hockaday, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan B. Gwinn and Brittany Gwinn, husband and wife,** 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. 24 on the Plan of Hunters Hill, Section I, as shown by plat of record in Plat Book 5800, Page 350, 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 Mason Hockaday, unmarried by Deed of record in Instrument Number 20070720-0086396, Register's Office for County, Tennessee.

Subject to all matters as shown on the Plan of Hunters Hill, Section I, of record in Plat Book 5800, Page 350, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6215, Page 881, as amended in Book 6223, Page 335, Book 6489, Page 932 and Book 6553, Page 441, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 726 Albany Drive, 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 24th day of April, 2015.

William Mason Hockaday

State of Tennessee
County of Williamson

Personally appeared before me William Mason Hockaday, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24 day of April, 2015.

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

Notary Public
My Commission Expires: 7/30/17

File No.: 9374