WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY AMIRA J. PYSZKA COMMISSION EXPIRES 07-30-2017

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
Beverley Annette Parker	New Owner	15010003500
(NAME)	(NAME)	
205 Fieldstone Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Robert M. Breedlove, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Beverley Annette Parker,** 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. 96 on the plan of Cherry Hills, Section 10-B, of record in Book 5210, page 139, said Register's Office, to which plan reference is hereby made for a more complete description.

Said Lot No. 96 fronts 80.00 feet on the southerly margin of Fieldstone Court and extends back 145.28 feet on the westerly line and 130.17 feet on the easterly line to a dead line in the rear, measuring 81.41 feet thereon.

Being the same property conveyed to Robert M. Breedlove, by deed of record in Instrument Number 20041130-0141780, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plan of Cherry Hills, Section 10-B, of record in Book 5210, page 139, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5405, Page 344, Register's Office for Davidson County, Tennessee. Agreement to Columbia Gulf Transmission Company of record in Book 4550, Page 876, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 205 Fieldstone Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150036064 DEEDWARR
Recvd: 05/11/15 09:23 2 pgs
Fees:13.00 Taxes:503.20
20150511-0042680

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 7th day of May, 2015.

Robert M. Breedlove

State of Tennessee
County of Williamson

Personally appeared before me Robert M. Breedlove, 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 7th day of May, 2015.

Notary Public
My Commission Expires: 7-30-17

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

File No.: 9493