PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,600.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/24/2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1211B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kathryn J. Hall	Regions Bank d/b/a Regions Mortgage	044-15-0-197.00
809 Jones Street	2050 Parkway Office Circle	
Old Hickory, TN 37138	Birmingham, AL 35244	

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,

JARED S. THRONEBERRY AND WIFE, HEATHER A. THRONEBERRY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHRYN J. HALL, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 208 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jared S. Throneberry and wife, Heather A. Throneberry by Warranty deed from Charles M. Elkins and wife, Amy D. Elkins of record in Instrument No. 20051209-0148110 Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on December 9, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Easement as contained in Deed of record in Book 1877, Page 68, in the Register's Office for Davidson County, Tennessee.

Utility Telephone and Transmission Easements of record in Book 576, Page 664, Book 626, Page 556, Book 662, Page 743 and Book 735, Page 419, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20051209-0148110 in the Register's Office for Davidson County, Tennessee.

This is property known as 809 Jones Street, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 21st day of May, 2015.

BILL GARRETT, Davidson County
Trans:T20150040012 DEEDWARR
Recvd: 05/22/15 10:57 2 pgs
Fees:13.00 Taxes:634.92
20150522-0047438

Jared S. Throneberry by: J. C., Attorney in Fact

Jared S. Throneberry

By: J. Carlton Drumwright, Attorney-In-Fact

Heather A. Throneberry by: J. C., Attorney in Fact

Heather A. Throneberry

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. CARLTON DRUMWRIGHT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of JARED S. THRONEBERRY AND HEATHER A. THRONEBERRY for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of JARED S. THRONEBERRY AND HEATHER A. THRONEBERRY.

Witness my hand and official seal, this 21st day of May, 2015.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 15-1211B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027