BILL GARRETT, Davidson County
Trans: T20150043832 DEEDWARR
Recvd: 06/04/15 10:07 2 pgs
Fees: 13.00 Taxes: 573.50
20150604-0052218

WARRANTY DEED

BRENDA R LEHMAN
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 $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2015

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: 3/24/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnna Blackhair	Hometown Lenders, LLC	086070A03200CO
(NAME)	(NAME)	
3960 Bell Road 209	310 The Bridge Street, 4th Floor Suite A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Huntsville, AL 35806	
(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, **Ashley Jernigen, now known as, Ashley Jernigen Metcalf, a married person** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Johnna Blackhair, an unmarried person,** 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. 32, on the Plan of Bret Ridge Subdivision, as shown on plat of record in Plat Book 6900, Page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ashley Jernigen, unmarried by Deed from David Corlew and wife, Carolyn Corlew, recorded on January 30, 2013, of record in Instrument Number 20130130-0009623, Register's Office for Davidson County, Tennessee.

Taylor Metcalf joins in the execution of this Deed to convey all his rights in subject property by virtue of his marriage to Ashley Jernigen, n/k/a Ashley Jernigen Metcalf.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1020 Bret Ridge Dr., 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 22nd day of May, 2015.

Ashley Jernigen Metcalf by her attorney in fact Taylor Metcalf — Taylor Metcalf

Ashley Jernigen Metcalf, by her Attorney in Fact, Taylor Metcalf

State of Oklahoma
County of McCurtain

Personally appeared before me Taylor Metcalf, 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 22nd day of May, 2015.

Barbie Bohanan
Notary Public
My Commission Expires: 04/09/16

BARBIE BOHANAN NOTARY PUBLIC # 04008233 EXP. 04/09/16 IN AND FOR STATE OF OKLAHOMA MCCURTAIN COUNTY

State of Oklahoma
County of McCurtain

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Taylor Metcalf, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashley Jernigen Metcalf and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Ashley Jernigen Metcalf.

WITNESS my hand and seal this 22nd day of May, 2015.

Barbie Bohanan
Notary Public
My Commission Expires: 04/09/16

BARBIE BOHANAN NOTARY PUBLIC # 04008233 EXP. 04/09/16 IN AND FOR STATE OF OKLAHOMA MCCURTAIN COUNTY

File No.: 10351

Map and Parcel 086070A03200CO
Property Address: 1020 Bret Ridge Drive, Hermitage, TN 37076