WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

JANE GRAZIER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 15th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Kearney	Same address	075-12-0-C 051.00 CO
(NAME)	(NAME)	
749 Tulip Grove Road, Unit 1005	as new owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Kristin L. Hargis, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cynthia Kearney, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Being Lot No. 51, Unit 1005, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument Number 20001010-0100359, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kristin L. Hargis, unmarried by Warranty Deed from Linda Malone Dryer, unmarried, dated April 27, 2009, recorded May 4, 2009 of record in Instrument No. 20090504-0040539, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 749 Tulip Grove Road, Unit 1005, 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.
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.

BILL GARRETT, Davidson County
Trans:T20150048642 DEEDWARR
Recvd: 06/18/15 12:15 2 pgs
Fees:13.00 Taxes:537.98
20150618-0058245

Witness my hand this 15th day of June, 2015.

Kristin L. Hargis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristin L. Hargis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY