WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052541 DEEDWARR
Recvd: 06/30/15 13:27 2 pgs
Fees:13.00 Taxes:861.73
20150630-0063079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,900.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2015.

Anna Mosley
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Emily Humbert and Chad Humbert, wife and husband	Farmington Mortgage, a division of CapStar Bank	141 06 0C 172.00
(NAME) 3544 Harpeth Springs Drive	(NAME) 2002 Richard Jones Road, Suite 300A	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Two Thousand Nine Hundred And No/100 Dollars ($232,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Traci L. Hinkle, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Humbert and Chad Humbert, wife and husband**, 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. 164 on the Final Plat of Riverbridge, Phase 2, Section 2, a Planned Unit Development, of record in Instrument No. 20100302-0015635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Traci L. Hinkle, a single person by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated September 23, 2011 and recorded September 27, 2011 as Instrument No. 20110927-0074520, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 3544 Harpeth Springs Drive, Nashville, TN 37221

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, has 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 our hands this 26th day of June, 2015.

Traci L. Hinkle

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Traci L. Hinkle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)



File Number: NAT-152528