WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053984 DEEDWARR
Recvd: 07/06/15 10:40 2 pgs
Fees:13.00 Taxes:342.25

20150706-0064793

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 $92,500.00

Amber Roaden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2015

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: March 24, 2019

(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
Daniel Deeb	Daniel Deeb	07513012900
(NAME)	(NAME)	
303 South Elwood Avenue	303 South Elwood Avenue	
(ADDRESS)	(ADDRESS)	
Glendora, CA 91741	Glendora, CA 91741	
(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, We, **Amber Wiegand and husband Chris Roaden** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Deeb and Angela Deeb, husband and wife**, 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:

Lot 6, Hermitage Hills, Section I, as shown on plat of record in Plat Book 2900, Pages 48 and 49, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amber Wiegand, a single woman by deed from Dudley Blankenship and wife, Gina Blankenship recorded August 4, 2004 in Instrument No. 20040804-0093281, Register's Office for Davidson County, Tennessee.

Chris Roaden joins in the execution of this instrument to convey any interest he may have in the property by virtue of his marriage to Amber Wiegand.

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 320 Jacksonian 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.

AR/CR

Witness my/our hands this 24th day of June, 2015.

Amber Wiegand

Chris Roaden

State of Tennessee
County of Williamson

Personally appeared before me Amber Wiegand and Chris Roaden with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: March 24, 2019

File No.: 10231

