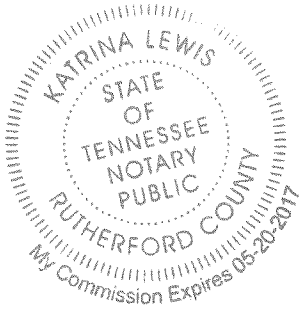
Davidson County	DEEDWARR
Recvd: 07/13/15 07:11	3 pgs
Fees:18.00 Taxes:523.55	
20150713-0067436	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Amanda Wilmoth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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).
Amanda Wilmoth and Robin Joan Wilmoth	FirstBank	064 12 0A 308.00
(NAME)	(NAME)	
308 Thunder Place	3500 Blue Lake Dr., Suite 325	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-One Thousand Five Hundred And No/100 Dollars ($141,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James D. Cline and Susan J. Cline, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amanda Wilmoth, a single woman Robin Joan Wilmoth, a single woman**, 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 Unit No. 308, on the Plan of Fox Run, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, as established by the Master Deed of record in Book 5513, Page 713; as corrected in Book 5895, Page 516, Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, and as shown on the plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy E. Eubanks and Virginia Sue Eubanks, husband and wife by Warranty Deed from James M. Jones and Carolyn P. Jones, as trustee of the James and Carolyn Jones Trust dated September 28, 2010 and recorded October 04, 2010 as Instrument No. 20101004-0079100, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James D. Cline and Susan J. Cline, husband and wife by Warranty Deed from Billy E. Eubanks and Virginia Sue Eubanks, husband and wife, dated November 7, 2013 and recorded November 18, 2013 as Instrument No. 20131118-0118629, in said Register's Office for Davidson County, Tennessee.

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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.

unimproved ☐
This is improved ☒ property, known as 308 Thunder Place, Hermitage, TN 37076

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 8th day of July, 2015.

James D. Cline, by J. Wayne Thomas, his Attorney-in-Fact
James D. Cline
By: J. Wayne Thomas, Attorney in Fact

Susan J. Cline, by J. Wayne Thomas, her Attorney-in-Fact
Susan J. Cline
By: J. Wayne Thomas, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Wiliamson)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared J. Wayne Thomas, 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 James D. Cline and Susan J. Cline, as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of James D. Cline and Susan J. Cline,(the principal), for the purposes therein contained.

Witness my hand and seal of office, at office, this 8th day of July, 2015.

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

My Commission Expires: _____

NOTARY PUBLIC

File Number: MAI-152319

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith