# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150057780 DEEDWARR
Recvd: 07/16/15 11:04 3 pgs
Fees:18.00 Taxes:1350.50
20150716-0069400

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Krista McBride
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James R. McBride | First National Bank of McMinnville | 160-11-0-067.00 |
| (NAME) 1009 Thyme Court | (NAME) 200 E. Main St. | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) McMinnville, TN 37110 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE,* made and entered into this 23rd day of June, 2015, by and between **PHILLIP J. SENSING AND LACY LEE SENSING, HUSBAND AND WIFE,** party of the first part, and **JAMES R. MCBRIDE AND KRISTA K. MCBRIDE, HUSBAND AND WIFE,** party of the second part,

*WITNESSETH*: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being all of Lot 32 on the Plan of Hearthstone, Phase 9, of record in Plat Book 6900, Page 374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip J. Sensing, married by Warranty Deed from Bryan J. Schmechel and wife Amber K. Schmechel, dated 6/13/2014, recorded 6/16/2014, of record in Instrument No. 20140616-0052206, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit B for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

BOX 10-A

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF,* the party of the first part has caused this instrument to be executed the day and year first above written.

PHILLIP J. SENSING

LACY LEE SENSING

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PHILLIP J. SENSING, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of June, 2015.

Commission expires: 9/23/2018

ROBERTA STONE
Notary Public - State of Florida
My Comm. Expires Sep 23, 2018
Commission # FF 127695

Roberta Stone
Notary Public

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LACY LEE SENSING, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of June, 2015.

Commission expires: 9/23/2018

Roberta Stone
Notary Public

ROBERTA STONE
Notary Public - State of Florida
My Comm. Expires Sep 23, 2018
Commission # FF 127695

# EXHIBIT B

All matters shown on the plat of record in Plat Book 6900, Page 374,

Covenants, conditions, easements and restrictions of record in Book 7302, Page 92,

Covenants, conditions, easements and restrictions of record in Book 5409, Page 485,

Covenants, conditions, easements and restrictions of record in Book 7053, Page 982, By-Laws of record in Book 7054, Page 22,

Articles of Amendment to the Charter of record in Book 7778, Page 746, in the Register's Office for Davidson County, Tennessee.