Davidson County DEEDWARR
Recvd: 08/17/15 13:28 2 pgs
Fees:13.00 Taxes:619.75
20150817-0082425

G#27503-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$167,500.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2015.

Notary Public

My commission expires: 4-1078

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tanya D. Buford	**First Community Mortgage, Inc.**	**164070A08900CO**
152 Grovedale Trace	**275 Robert Rose Drive**	
Antioch, TN 37013	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jacen Hessey and Amy Kathryn Ashworth Hessey, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanya D. Buford, an unmarried person

HEREINAFTER CALLED THE GRANTEE, HER 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. 297 on the Final Plat of Harvest Grove (formerly Tillman), Section One, a Planned Unit Development, of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jacen Hessey, a single person, by Special Warranty Deed dated January 21, 2013, from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20130311-0023644, Register's Office for Davidson County, Tennessee. The said Jacen Hessey having since married.

AMY Kathryn Ashworth Hessey, spouse of the above named Jacen Hessey, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee;

2) Stormwater Detention Agreement of record in Instrument No. 20040707-0080492, Register's Office for Davidson County, Tennessee;

3) Easements to Tennessee Telephone Company of record in Instrument No. 20060707-0081730 and in Instrument No. 20060707-0081731 and Release of Public Utility Easement of record in Instrument No. 20070306-0027599, said Register's Office;

4) Declaration of Covenants, Conditions and Restrictions and ByLaws of Harvest Grove, of record in Instrument No. 20060628-0077382, Register's Office for Davidson County, Tennessee;

5) Charter of Harvest Grove Homeowners Association, Inc., of record in Instrument No. 20060519-0059378, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.

This is improved property, known as: **152 Grovedale Trace, Antioch, TN 37013**.

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 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.

Witness my/our hand(s) this **14th** day of **August, 2015.**

Jacen Hessey

Amy Kathryn Ashworth Hessey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jacen Hessey and Amy Kathryn Ashworth Hessey, husband and wife,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **14th** day of **August, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Crystal Sartin do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sartin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY