BILL GARRETT, Davidson County
Trans:T20150069565 DEEDWARR
Recvd: 08/18/15 13:53 2 pgs
Fees:13.00 Taxes:1073.00
20150818-0083163

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17 DAY OF August, 2015

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-18-18
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Gammon Monica L. Gammon 4948 Tulip Grove Lane Hermitage, TN 37076	Highlands Residential Mtg 12001 N. Central Expressway Suite 750 Dallas, TX 75243	086-04-0-B-062.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Ogle B. Hall, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew J. Gammon and Monica L. Gammon, 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:

Being Lot No. 113 on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ogle B. Hall, unmarried by Deed from Frank Batson Homes, Inc. dated November 10, 1995 of record in Book 9860, Page 886, Register's Office for Davidson County, Tennessee. Property was then conveyed to Pamela B. Cox by Quitclaim Deed from Ogle B. Hall, a single man dated October 22, 1996 of record in Book 10257, Page 139, re-recorded in Book 11578, Page 18, said Register's Office. Property was then conveyed to Pamela B. Hall and Ogle B. Hall by Quitclaim Deed from Pamela B. Cox dated November 17, 2003 of record in Instrument Number 20031125-0171400, said Register's Office. Property now vests Ogle B. Hall by Quitclaim Deed from Pamela B. Hall dated June 20, 2011 of record in Instrument Number 20110620-0047111, said Register's Office.

This property is not nor has ever been the principal residence of the spouse of the Grantor herein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 808, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 9082, Page 567, Register's Office for Davidson County, Tennessee.
4) Property is subject to Charter on Sunset Oaks Property Owners Association of record in Instrument Number 19991207-0300671, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4948 Tulip Grove Lane, 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.

Witness my hand(s) this 17th day of August, 2015.

Ogle B. Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ogle B. Hall, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076