WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069572 DEEDWARR
Recvd: 08/18/15 13:58 2 pgs
Fees:13.00 Taxes:1147.00

20150818-0083173

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Rice	Douglas Rice	160 12 0 125.00
(NAME)	(NAME)	
6012 Murray Lane	6012 Murray Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Steven G. Anweiler and Shaun A. Anweiler, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Rice and Mary Beth Rice, 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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Phase 2, Hearthstone, of record in Plat Book 5200, page 323, amended in Book 6192, page 416, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claude E. Lester and wife, Evelyn Joyce Lester, by Warranty Deed from Radnor Homes, Inc., dated June 26, 1984, of record in Book 6331, page 512, Register's Office for Davidson County, Tennessee. Claude E. Lester died on January 1, 2010, whereupon Evelyn Joyce Lester became the sole owner of said property as the surviving tenant. AND Being the same property conveyed to Steven G. Anweiler and Shaun A. Anweiler, Husband and Wife, by Warranty Deed from Evelyn Joyce Lester, an unmarried woman, dated February 28, 2014, of record in Instrument No. 20140320-0023164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 323 amended in Book 6192, page 416; restrictions of record in Book 5802, page 577, Book 5409, page 485; Book 5479, page 422 and Book 11331, page 828; Declaration of Covenants of record in Book 7053, page 982 and Book 9945, page 958; By-Laws of record in Book 7053, page 982; Charter of Hearthstone Common Facilities Association of record in Book 6995, page 646; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 639 Hill Road, Brentwood, TN 37027
(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 our hands this 14th day of August, 2015.

Steven G. Anweiler

Shaun A. Anweiler

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Steven G. Anweiler and Shaun A. Anweiler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of August, 2015.

Notary Public
My Commission Expires: _____

File No.: 21413

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016