BILL GARRETT, Davidson County
Trans:T20150070874 DEEDWARR
Recvd: 08/21/15 11:21 2 pgs
Fees:13.00 Taxes:621.60
20150821-0084567

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Megan ~~Troutman~~ Trentman 214 Bonnalynn Drive Hermitage, TN 37076	New Owner	075-09-0-096.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **John R. Hubard and Elva R. Hubard,** (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **Megan ~~Troutman~~ Trentman, a single woman,** his/her/their heirs and assigns (the "Grantee"), certain real property in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 232, SECTION 2, HERMITAGE HILLS, REVISED, as shown on plat of record in Plat Book 2900, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John R. Hubard and Elva R. Hubard by Warranty Deed from J.D. Smith and Barbara J. Smith, recorded on the 11th day of June, 1996 in Deed Book 10082, Page 298, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 214 Bonnalynn Drive, Hermitage, TN 37076.

Said property is conveyed subject to the following exceptions:

1. County of Davidson Taxes for the year 2015 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Plat Book 2900, Page 94 and Plat Book 2900, Page 112, said Register's Office.

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3096, Page 5, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 30th day of July, 2015.

John R. Hubard

Elva R. Hubard

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $168,000.00.

Affiant

Sworn to and subscribed before me this 30th day of July, 2015.

Notary Public

My Commission Expires:
03/01/2016

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, John R. Hubard and Elva R. Hubard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 30th day of July, 2015.

Notary Public

My Commission Expires: 03/01/2016

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY