WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072736 DEEDWARR
Recvd: 08/27/15 09:03 2 pgs
Fees:13.00 Taxes:566.10

20150827-0086725

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney A. Owen	Renasant Bank	064-16-0C-024-00-CO
(NAME)	(NAME)	
607 Selsey Court N	2001 Pak Place North, # 650	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jennifer Tramel Percy and Paul Percy, Wife and Husband as joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Courtney A. Owen, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 105 on the Plan of Second Revision, Section One, Wembley Downs, of record in Plat Book 7900, Page 301, 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 Jennifer Tramel, an unmarried woman and Paul Percy, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Warren M. Hatley and wife, Jamie M. Hatley, dated 3/24/2014, recorded 3/28/2014, of record in Instrument No. 20140328-0025665, in the Register's Office for Davidson County, Tennessee.

The said Jennifer Tramel having since married is one in the same person as Jennifer Tramel Percy.

All matters shown on the plat of record in Plat Book 7900, Page 301, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 8304, Page 623 and Amendment of record in Book 8447, Page 633, First Amendment to the By-Laws of record in Book 9522, Page 349, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 8404, Page 718, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of record in Book 8405, Page 408, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 607 Selsey Court N, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 26th day of August, 2015.

Jennifer Tramel Percy

Paul Percy

State of Tennessee
County of Wilson

Personally appeared before me Jennifer Tramel Percy and Paul Percy, 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 seal this 26th day of August, 2015.

Notary Public

My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY