WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074686 DEEDWARR
Recvd: 09/02/15 08:42 2 pgs
Fees:13.00 Taxes:665.63

20150902-0089124

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires December 5, 2017

(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth A. Ullinger	Regions	097020A04500CO.
(NAME)	(NAME)	
1242 Riverbrook Dr.	2050 Parkway Cr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham AL 35244	
(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, **Julia S. Hoard** (n/k/a Julia Spann), a single woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth A. Ullinger,** 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:

A parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 45 on the Final plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle C. Peterson, unmarried by Warranty Deed dated 09/11/2009 from Beazer Homes Corp., a Tennessee corporation of record in Instrument 200909150085922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia S. Hoard, a single woman by Warranty Deed dated 11/21/2013 from Danielle C. Peterson now known as Danielle C. Kirchner and husband, Kyle Kirchner of record in Instrument 201311270121828, Register's Office for Davidson County, Tennessee. The said Julia S. Hoard is now known as Julia Spann.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1242 Riverbrook Dr., 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 our hands this 28th day of August, 2015.

Julia S. Hoard n/k/a Julia Spann

Julia S. Hoard n/k/a Julia Spann

State of Tennessee

County of WILSON

On this 28th day of August, 2015 before me, a Notary public in and for said County and State, personally appeared **Julia S. Hoard a/k/a/ Julia Spann,** individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

S. Nixon Pressley

Notary Public S. NIXON PRESSLEY

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE