BILL GARRETT, Davidson County
Trans:T20150078024 DEEDWARR
Recvd: 09/14/15 14:40 2 pgs
Fees:13.00 Taxes:402.19
20150914-0093158

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Edward Davis & Kathey Seaborn
119 Thistle Lane
Hermitage, TN 37076

MORTGAGEE
Cedarstone Bank
900 West Main Street
Lebanon, Tennessee 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 086 14 0 A
PARCEL 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Judith I. Hatleberg, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edward Davis and Kathey Seaborn, as tenants in common with rights of survivorship,** 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. 119 on the plan of Stage Two Hermitage Meadows, of record in Book 5200, page 682, Register's Office for said county, which plan and record are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Judith Hatleberg, single by Warranty Deed from Dana Ruth Cole, dated September 3, 1991, filed of record in Book 8659, page 757, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Jack Dale Cole, III, dated June 29, 1992, filed of record in Book 8676, page 254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6034, Page 365 and By-laws of record in Book 6034, page 383; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 682, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **119 Thistle Lane Hermitage, TN 37076.**

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 11th day of September, 2015.

Judith I. Hatleberg

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judith I. Hatleberg, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of September, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $108,700.00.

AFFIANT

Subscribed and sworn to before me this 11th day of September, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16