BILL GARRETT, Davidson County
Trans:T20150090662 DEEDWARR
Recvd: 10/26/15 08:49 2 pgs
Fees:13.00 Taxes:976.80
20151026-0108271

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

ADDRESS NEW OWNER
Bethany Walters & Jake Hart
5112 Anders Drive
Brentwood, TN 37027

MORTGAGEE
Bank of Tennessee
301 E Center St
Kingsport, TN 37660

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 181 10 0 E
PARCEL 084.00

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, **Christopher B. Hanson and Kimberly T. Hanson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bethany Walters and Jake Hart, wife and husband,** 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. 84, on the Plat of High Point, Phase 1, Section 2, of record as Instrument No. 20110620-0047097 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Christopher B. Hanson and Kimberly T. Hanson, husband and wife, by Warranty Deed dated March 22, 2012, filed of record in Instrument No. 20120323-0025047, 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 Instrument No. 20110603-0042709, amended by Instrument No. 20120119-0005431; easement and right of way of record in Instrument No. 20080214-0014939, Stormwater maintenance easement of record in Instrument No. 20090309-0020470; easement for water utilities of record in Instrument No. 20090309-0020488 and Instrument No. 20090309-0020517; easement to Comcast of Nashville I, LLC of record in Instrument No. 20090714-0065912; sewer easement of record in Instrument No. 20110411-0027742 and Instrument No. 20090805-0073466; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 2011060-0047097, 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 Grantor.

This is improved property known as **5112 Anders Drive Brentwood, TN 37027.**

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 22nd day of October, 2015.

Christopher B. Hanson

Kimberly T. Hanson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christopher B. Hanson and Kimberly T. Hanson, 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 22nd day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $264,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY