WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096586 DEEDWARR
Recvd: 11/13/15 08:40 2 pgs
Fees:13.00 Taxes:869.13
20151113-0115274

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew John Jager	Franklin American Mortgage Company	049-10-A 94.00 CO
(NAME)	(NAME)	
336 Parmley Lane	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(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, **Jeffrey K. Person and Deborah Person, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew John Jager, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 94 on the Plan of Parmley Cove, Phase One, as shown by plat of record in Instrument No. 20130417-0038081, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to Tenn. Contractors, Inc., a Tennessee corporation, by Warranty Deed from Pinnacle National Bank, dated December 6, 2010, of record in Instrument No. 20101209-0098284, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to NVR, Inc., a Virginia Corporation, by Special Warranty Deed from Tenn. Contractors, Inc., a Tennessee corporation, dated June 30, 2014, of record in Instrument No. 20140701-0057412, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Jeffrey K. Person and Deborah Person, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 19, 2014, of record in Instrument No. 20140922-0086714, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 336 Parmley Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Instrument No. 20130417-0038081; restrictions of record in Instrument No. 20130405-0033834; charter of record in Instrument No. 20130925-0100584; easement for anchor of record in Book 5596, page 797; inspection & maintenance agreement for private stormwater management facilities of record in Instrument No. 20110308-0018355; all of record in the Register's Office for Davidson County, Tennessee.

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 6th day of November, 2015.

Jeffrey K. Person

Deborah Person

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeffrey K. Person and Deborah Person, 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 official seal at Franklin, Tennessee, this 6th day of November, 2015.

Notary Public
My Commission Expires: _____

File No.: 21735

