BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096784 DEEDWARR
Recvd: 11/13/15 12:38 2 pgs
Fees:13.00 Taxes:814.00
20151113-0115497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of November, 2015.

RACHEL OLSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
PUBLIC SEAL

Rachel Olson
Notary Public
MY COMMISSION EXPIRES: 6-19-16

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd., Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Corey Mayfield and Lauren Snapp	SAME	098 05 0A 159.00
(NAME)	(NAME)	
4012 Hallborough Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), 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 Unick and Jessica Nyce, husband and wife, their heirs and assigns**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Corey Mayfield and Lauren Snapp, husband and wife**, 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:

Being Lot No. 117 on the Plan of Revision One, Section Five, Hampton Hall of record in Instrument Number 200007280074425, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Unick and Jessica Nyce by Warranty Deed from Charles E. Linville IV and Christi Linville, husband and wife dated June 28, 2007 and recorded July 2, 2007 as Instrument No. 200707020078391, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4012 Hallborough Way, Hermitage, TN 37076

File Number: MTJ-154650

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, has 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 12th day of November, 2015.

Christopher Unick

Jessica Nyce

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Christopher Unick and Jessica Nyce, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2015.

Notary Public

My Commission Expires: 10.9.2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-154650