WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2018

HUBERT-H15317

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF November, 2015.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brian David Hubert and Alexandra Cherelle Hubert	Finworth Mortgage LLC, an InsBank Company	018.11-0-024.00
504 Utley Drive	2106 Crestmoor Road	
Goodlettsville, TN 37072	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TAMMY ANDERSON HARDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRIAN DAVID HUBERT AND ALEXANDRA CHERELLE HUBERT, hereinafter called the Grantee(s), their heirs and assigns, that 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. 15 on the plan of Connell Estates, Section 2, of record in Book 2900, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 142.6 feet on the Easterly side of Utley Drive and runs back 303.7 feet on the Southerly line and 332.7 feet on the Northerly line to a dead line in the rear, measuring 118 feet thereon.

Being the same property conveyed to Tammy Anderson Hardy by deed from Henry G. Anderson, Jr. of record at Book 201011090090104, recorded on 11/09/2010, Register's Office for Davidson County, Tennessee.

Subject to restrictive Covenants of record in Book 3162, Page 35; Book 3180, Page 73, said Register's office, including any revisions/amendments/corrections recorded.

( ) unimproved
This is (X) improved property known as 504 Utley Drive, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20150100078 DEEDWARR
Recvd: 11/24/15 14:27 2 pgs
Fees:13.00 Taxes:725.20
20151124-0119293

Witness my/our hand(s) this 20th day of November, 2015 :

Tammy Anderson Hardy

STATE OF Tennessee

COUNTY OF SUMENR

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named TAMMY ANDERSON HARDY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 20th day of November, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019