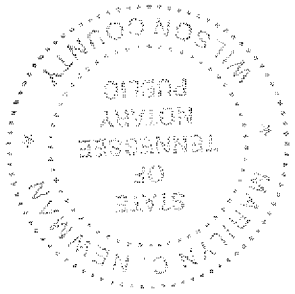
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Alexander Renfroe	Gregory Alexander Renfroe	
(NAME)	(NAME)	
316 Bournemouth Lane	316 Bournemouth Lane	087100A03600CO
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 01/19/16 09:38 3 pgs Fees:18.00 Taxes:333.00
Hermitage, TN 37076	Hermitage, TN 37076	**20160119-0004759**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Lance D. Waller, married and Thomas Scott Perkins, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gregory Alexander Renfroe and Brandi Miller Renfroe, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 136 on the Plan of Final Plat A Cluster Lot Development, Aarons Cress, Phase 1B, of record in Instrument Number 200709100108427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lance D. Waller, married and Thomas Scott Perkins, married by Warranty Deed from Hermitage Developers, Inc., dated December 22, 2008 and recorded December 29, 2008 of record in Instrument Number 20081229-0122817, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument Number 200709100108427, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded as Instrument No. 20060131-0012116 and Amendment to Declaration recorded as Instrument Number 20130123-0007564, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement including terms and conditions thereof as recorded in Instrument No. 20060517-0058051, in the Register's Office for Davidson County, Tennessee.

Right of way Easement recorded on May 3, 1984 in Book 6284, Page 260, in the Register's Office of Davidson County, Tennessee.

Articles of Incorporation of Aarons Cress Owners Association, Inc., of record in Instrument Number 20060131-0012115, in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 316 Bournemouth Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 13th day of January, 2016.

Lance D. Waller

Lance D. Waller

Thomas Scott Perkins

Thomas Scott Perkins

State of Tennessee
County of Wilson

Personally appeared before me Lance D. Waller and Thomas Scott Perkins, 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 seal this 13th day of January, 2016.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY