WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160004520 DEEDWARR
Recvd: 01/19/16 10:53 2 pgs
Fees:13.00 Taxes:665.63
20160119-0004920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Zachary Wilson	Pinnacle Bank	097 02 0A 228.00
(NAME)	(NAME)	
3910 Hoggett Ford Rd.	150 3rd Ave South #900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($179,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lauren A. Alford and husband, Austin Brunhoeber**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Zachary Wilson, a single 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. 228 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren A. Alford, a single person by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated June 28, 2013 and recorded July 1, 2013 as Instrument No. 20130701-0067243, 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 3910 Hoggett Ford Rd., Hermitage, TN 37076

File Number: MFR-160033SSO

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.

Austin Brunhoeber, spouse of Lauren A. Alford, hereby joins in this conveyance to convey any and all right, title, claim and interest he may have in and to said property, marital or otherwise.

Witness our hands this 14th day of January, 2016.

Lauren A. Alford

Austin Brunhoeber

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Lauren A. Alford and Austin Brunhoeber, 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 14th of January, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: MFR-160033SSO