BILL GARRETT, Davidson County
Trans:T20160015403 DEEDWARR
Recvd: 02/25/16 08:53 2 pgs
Fees:13.00 Taxes:425.50
20160225-0017858

WARRANTY DEED
This Instrument Prepared By:
Gregory M. Reed
Attorney at Law
103 North Maple Street
Murfreesboro, Tennessee 37130

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me on this 24th day of February, 2016

Notary Public
My Commission Expires: 1/20/2020

KAREN L SPIVEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2020

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Amber Wheeler and Joshua Hamrick	Same	Map 074-8, Parcel 007.00
7015 Bonnamere Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Paul W. Fite *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Amber R. Wheeler and Joshua A. Hamrick, (herein called "Grantees") the house and lot, having an address of 7015 Bonnamere Drive, Hermitage TN 37076 and being situated and located in Davidson County, Tennessee, as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 828 on the Plan of Hermitage Hills, Section Seven, of record in Plat Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Paul Wain Fite by Deed from Cynthia L. Modrall Goddard of record in Book 6839, Page 104, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of December, 2015.

GRANTOR: _____
Paul W. Fite

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of December, 2015, before me personally appeared Paul W. Fite, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

31st WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the day of December, 2015.

Sheila Welch
NOTARY PUBLIC

SHEILA D. WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-17

MY COMMISSION EXPIRES: 5/8/2017