WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016741 DEEDWARR
Recvd: 03/01/16 11:25 2 pgs
Fees:13.00 Taxes:551.30
20160301-0019415

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jared Brummitt, and Bethany Brummitt	Simmons First National Bank,	08601000800
(NAME)	(NAME)	
6014 Panama Drive	425 W. Capitol Ave.: 12th Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Little Rock, AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160189

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Glen Holmgren, an unmarried man , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jared Brummitt, and Bethany Brummitt, 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. :

Situated in Davidson County, Tennessee, being Lot No. 8 on the Plan of Dodson Heights, which is of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Glen Holmgren, a single man by deed from Stephanie M. Ashenfelter, unmarried, dated August 31, 2006, of record in Instrument No. 20060905-0109073, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 6014 Panama Drive, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of February, 2016

Glen Holmgren

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Glen Holmgren, an unmarried man, 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, at office, this 26th of February, 2016.

Notary Public
My Commission Expires: 3-01-16

