KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson/ Davidson

The actual consideration or value, whichever is greater, for this transfer is 169,900.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2016.

Notary Public

My commission expires: 11-20-2018

BILL GARRETT, Davidson County
Trans:T20160018811 DEEDWARR
Recvd: 03/08/16 09:15 2 pgs
Fees:13.00 Taxes:628.63
20160308-0022004

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lorie Brunetti **Justin Brunetti**	New Owner	**052K-A-012.02**
4885 Whittier Dr		
Old Hickory, TN 37138		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jonathan T. Lemmons and Teresa Lemmons, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lorie Brunetti and Justin Brunetti, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Wilson/ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 107 on the Plan of Sherwood Forest, Section Three, of record in Plat Book 12, Page 27, Register's Office for Wilson County, Tennessee and in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan T Lemmons, married by Quitclaim Deed from Daryl Spicer, married dated 08/20/15 and recorded on 08/24/15 in Book 1657, page 1987, said Register's Office for Wilson County and recorded on 08/21/15 in Instrument No. 20150821-0084600, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4885 Whittier Dr, Old Hickory, TN 37138.

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, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 4th day of March, 2016.

Jonathan T. Lemmons

Teresa Lemmons by Jonathan Lemmons as her attorney in fact

Teresa Lemmons by Jonathan Lemmons as her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jonathan T. Lemmons, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2016.

Notary Public

My Commission Expires: 11-20-2018

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County aforesaid, personally appeared **Jonathan Lemmons** to me known to be the person who executed the foregoing instrument in behalf of **Teresa Lemmons** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **Teresa Lemmons**.

Witness my hand, at office, this 4th day of March, 2016.

Notary Public

My Commission Expires: 11-20-2018

Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY