NEW OWNER:

ROBERT E. EARHEART, JR.
9641 LEBANON ROAD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0106

Map 074
Group 12
Parcel 158.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160029504 DEEDWARR
Recvd: 04/12/16 09:26 3 pgs
Fees:18.00 Taxes:432.90
20160412-0034821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventeen Thousand Five Hundred and 00/100 Dollars ($117,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT E. EARHEART, JR., TRUSTEE FOR THE IRREVOCABLE TRUST FOR ROBERT E. EARHEART, SR.** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT E. EARHEART, JR.**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 502**, on the Plan of Hermitage Hills, Section V, of record in Book 3300, Pages 1 and 2, in the 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 **Robert E. Earheart, Jr., Trustee for the Irrevocable Trust for Robert E. Earheart, Sr.**, by Clerk & Master's Quitclaim Deed dated March 10, 2010, of record in Instrument Number 20100324-0022136, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **5003 Bonnavista Drive, Hermitage, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 3300, Pages 1 and 2, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

WITNESS MY SIGNATURE hereto this 8th day of April, 2016.

ROBERT E. EARHEART, JR., TRUSTEE FOR THE IRREVOCABLE TRUST FOR ROBERT E. EARHEART, SR.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT E. EARHEART, JR., TRUSTEE FOR THE IRREVOCABLE TRUST FOR ROBERT E. EARHEART, SR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of April, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$117,000.00** .

AFFIANT

Sworn to and subscribed to before me this 8th day of April, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018