(1)

BILL GARRETT, Davidson County
Trans:T20160032823 DEEDWARR
Recvd: 04/21/16 11:52 2 pgs
Fees:13.00 Taxes:407.00
20160421-0038803

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Eric Hartman	First Community Mortgage, Inc.	**74-16-111**
(NAME)	(NAME)	
5017 Bonnahill Drive	262 Robert Rose Drive, Ste. 101	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160456

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, David Paul Hartman and Jeffrey Garrett Hartman, Devisees under the Last Will and Testament of Sandra Wynne Hartman, deceased , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Eric Hartman, a single person, 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. :

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of Hermitage Hills Subdivision, Section V, as of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 374 fronts 80.0 feet on the southerly margin of Bonnahill Drive and runs back between lines measuring 154.6 feet on the westerly side and 155.1 feet on the easterly side to a broken line in the rear, on which it measures 91.35 feet.

Being the same property conveyed to Ollie Paul Hartman and wife, Sandra W. Hartman by deed from Robert L. McCormick and wife, Mary F. McCormick, dated June 19, 1970, of record in Book 4426, page 218, Register's Office for Davidson County, Tennessee. The said Ollie Paul Hartman having since died on September 5, 2010, leaving Sandra W. Hartman as surviving tenant by the entirety. The said Sandra W. Hartman having since died on October 16, 2015 and by her Will of record in Docket No. 15P1784, Davidson County Probate Court Clerk's Office, the subject property was devised to Jeffrey Garrett Hartman and David Paul Hartman.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 3300, pages 1 and 2, Register's Office for said County; and (b) Restrictions of record in Book 3222, page 154, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 5017 Bonnahill 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 15th day of April, 2016

X _____
David Paul Hartman

X _____
Jeffrey Garrett Hartman

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Paul Hartman and Jeffrey Garrett Hartman, 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 15th of April, 2016.

_____
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY