WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Adam Felts and Bethany Felts		087 05 0A 043.00
(NAME)	(NAME)	
5943 Colchester Dr	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/09/16 11:22 3 pgs
Fees:18.00 Taxes:684.50
20160509-0045691

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John M. Hines and Susan R. Hines, Trustees of the John M. Hines and/or Susan R. Hines Joint Revocable Living Trust Agreement U/A/D March 27, 1997**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam Felts, married, and Bethany Felts, married**, 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:

Being Lot No. 96 on the Plan of Famingham Woods, a Planned Unit Development, Phase II, Section 1, as of record in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John M. Hines and Susan R. Hines, Trustees U/A/D March 27, 1997, of the Hines Joint Revocable Living Trust Agreement and any Successors in Trust by Warranty Deed from Scott A. Gables and wife, Jennifer R. Gables dated November 26, 2007 and recorded November 29, 2007 as Instrument No. 200711290138292, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-162580SSO

unimproved ☐

This is improved ☒ property, known as 5943 Colchester Dr, Hermitage, TN 37076

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, has a good right to convey it and the same is 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 our hands this 6th day of May, 2016.

John M. Hines, Trustee

Susan R. Hines, Trustee

By John M. Hines, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared John M. Hines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Trustee of the John M. Hines and/or Susan R. Hines Joint Revocable Living Trust and that such person executed the within instrument for the purposes therein contained, and who further acknowledged that he executed the foregoing instrument on behalf of Susan R. Hines, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Susan R. Hines, and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2016.

Notary Public

My Commission Expires: 10.9.2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MFR-162580SSO

Return to:
Main Street Title & Ins
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

True Copy Certification

I, Emily Marcy, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

emily Marcy
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Emily Marcy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ed Tignor
Notary's Signature

My Commission Expires: 5/8/18
Notary' Seal (if on paper)

