Davidson County	DEEDWARR
Recvd: 06/06/16 08:14	3 pgs
Fees:18.00 Taxes:591.63	
20160606-0056427	

LL# 1849-579

Warranty Deed

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$159,900.00 Cindy M. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd day of June, 2016. Theresa J. Wigginton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2.6.2017
(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Woodrow-Albert Cole 304 Bonnahurst Drive Hermitage, TN 37076	First Freedom Bank P.O. Box 100 Lebanon, TN 37088	075-09-005.00

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 acknowledged, we,

Steve Cramer, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Robert Woodrow-Albert Cole

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, described as follows: Being Lot No. 579 on the Plan of Hermitage Hills, Section Six, as of record in Book 3300, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve Cramer by Warranty Deed from Annemarie Crabtree f/k/a Annemarie Baker, dated January 26, 2007, of record in Instrument Number 20070130-0012380, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 3300, Page 10, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **304 Bonnahurst Drive, Hermitage, TN 37076**
(House Number) (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 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 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 my hand(s) this 3rd day of June, 2016.

Steve Cramer

Steve Cramer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Steve Cramer, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20