BILL GARRETT, Davidson County
Trans:T20160048134 DEEDWARR
Recvd: 06/07/16 15:02 2 pgs
Fees:13.00 Taxes:536.50
20160607-0057518

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2016.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin D. Schlein Kaleena B. Harris-Schlein	Farmington Mortgage, Div of Capstar	
816 Gina Brooke Court	2002 Richard Jones Road, Suite 300A	087-13-0-019.00
Hermitage, TN 37076	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HILDA HILL AND DARRELL HILL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN D. SCHLEIN AND KALEENA B. HARRIS-SCHLEIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 153 on the Plan of Valley Brooke of record in Plat Book 5800, Page 74, and amended in Deed Book 6042, page 352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald D. Turner and Arthur Turner and wife, Mary Turner by Warranty deed from Sharon D. Beasley and Daniel Ross Beasley, wife and husband of record in Instrument No. 20080807-0081475 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on August 7, 2008.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20150924-0097069 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 24, 2015.

Being the same property conveyed to Darrell Hill and Hilda Hill by Special Warranty deed from Bank of America, N.A. of record in Instrument No. 20151218-0127481 Register's Office for Davidson County, Tennessee, dated December 9, 2015 and recorded on December 18, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 816 Gina Brooke Court, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2016.

Hilda Hill

Darrell Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hilda Hill and Darrell Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018