WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160049013 DEEDWARR
Recvd: 06/09/16 13:57 2 pgs
Fees:13.00 Taxes:643.80
20160609-0058502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 7-2-2018
(AFFIX SEAL)

AARON FLETCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brittany Hadley and Dustin Green	SAME	064 13 0A 025.00
(NAME)	(NAME)	
612 Hardin Shire Drive	SAME	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Four Thousand And No/100 Dollars ($174,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keith J. Price and wife, Cathy K. Price**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittany Hadley and Dustin Green**, 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. 25 on the Plan of The Villages of Southfork, a plat of which is of record in Plat Book 6900, Page 482, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Keith J. Price and wife, Cathy K. Price by Warranty Deed from Shawn P. Fichter, a married man dated October 29, 1998 and recorded December 8, 1998 in Book 11242, Page 355, 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.

unimproved ☐
This is improved ☒ property, known as 612 Hardin Shire Drive, Old Hickory, TN 37138

File Number: MTJ-162164SSO

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 ~~25th~~ 26th day of May, 2016.

Keith J. Price

Cathy K. Price

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Keith J. Price and wife, Cathy K. Price, the 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 and official seal, this the ~~25th~~ 26th of May, 2016.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JUDY HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-162164SSO