BILL GARRETT, Davidson County
Trans:T20160049551 DEEDWARR
Recvd: 06/13/16 08:55 2 pgs
Fees:13.00 Taxes:1095.20
20160613-0059254

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James Vince Witty
225 Windmill Trail
Hermitage, TN 37076

MORTGAGEE
First Freedom Bank
1620 W. Main Street
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 086120A
PARCEL 049.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Vince Witty and Blake Kniffin, 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:

Land in Davidson County, Tennessee being Lot No. 32 on the Plan of Section Three Tulip Grove Pointe, of record in Instrument No. 20140328-0025678, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eastland Construction, Inc., a Tennessee corporation by Warranty Deed from Universal Builders, LLC, a Tennessee limited liability company, dated July 17, 2014, of record in Instrument No. 20140723-0065601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions record in Instrument No. 20060627-0076734, Amended and Restated Covenants and By Laws of record in Instrument No. 20110831-0067559; First Amendment (To Annex Section Three) of record in Instrument No. 20140213-0012929 and Second Amendment of record in Instrument No. 20150928-0098458; Signage Easement of record in Instrument No. 20070420-0047318; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20140328-0025675, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **225 Windmill Trail 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, 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 our hands this 8th day of June, 2016.

Eastland Construction, Inc.
By: Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 8th day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $296,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of June, 2016.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20