Davidson County DEEDWARR
Recvd: 06/28/16 16:07 3 pgs
Fees:18.00 Taxes:1091.50
20160628-0066066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-18-2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rena Hill	F & M Bank	22 - 32
(NAME)	(NAME)	
3190 Union Hill Road	100 Bluegrass Common Suite 100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161315

For and 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, I/we, Thomas J. Grossheim, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Rena Hill, a single woman, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot Nos. 4 and 5 of Tract No. 1 on the unrecorded Plan of Guy Bates Subdivision, being bounded on the west by Lot Nos. 40, 41 and 42 on the Plan of Section Three, Chase Point (sic), of record in Book 9700, Page 301, said Register's Office, on the north by Lot Nos. 51 and 52 on the Plan of Section Two, Chase Point, said Register's Office, and on the east by the right of way of Union Hill Road, being further described by a survey by John Kohl, III, dated September 23, 1994, as follows:

Said Lot Nos. 4 and 5 of Tract No. 1 front 300 feet on the Westerly margin of Union Hill road and extend back 250 feet to a line in the rear measuring 300 feet thereon.

BEING the same property conveyed to Thomas J. Grossheim and Karen M. Rottero by Warranty Deed from Harold U. Hency, Jr. and wife, Gerry G. Hency, dated October 26, 2001 and filed of record in Instrument 20011030-0117914, Register's Office for Davidson County, Tennessee. The said Karen M. Rottero conveyed her interest in said land to Thomas J. Grossheim by Quitclaim Deed dated September 17, 2012 and filed of record in Instrument 20121015-0094213, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 3190 Union Hill Road, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of June, 2016

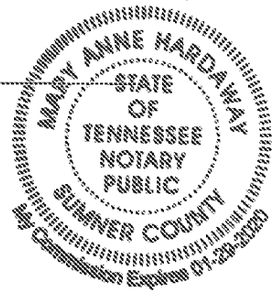
Thomas J. Grossheim

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas J. Grossheim, the within named 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, at office, this 24th of June, 2016.

Notary Public
My Commission Expires:



True Copy Certification

I, **Rachelle Caudill**, 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.

Rachelle Caudill
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 26, 2020

Notary Public