WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059890 DEEDWARR
Recvd: 07/13/16 10:26 2 pgs
Fees: 13.00 Taxes: 669.70
20160713-0071670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of July, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 20, 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).
Shawn P. Seymour	Churchill Mortgage	074 08 0 136.00
(NAME)	(NAME)	
326 Bonnahurst Dr.	7161 Old Lickory Blvd, #210	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-One Thousand And No/100 Dollars ($181,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gary L. Stephens, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawn P. Seymour, a single man**, 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. 728 on the plan of Hermitage Hills, Section No. Seven of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary L. Stephens, unmarried by Warranty Deed from James Ray Bankston, a single widower dated May 13, 2013 and recorded May 21, 2013 as Instrument No. 20130521-0050917, 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 326 Bonnahurst Dr., Hermitage, TN 37076

File Number: MTJ-163923FC

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 11th day of July, 2016.

Gary L. Stephens

STATE OF TENNESSEE

COUNTY OF ~~Wilson~~ Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gary L. Stephens, 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 11th of July, 2016.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MTJ-163923FC