WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kathryn Origer	Republic State Mortg. Co.	063 16 0A 007.00
(NAME)	(NAME)	
1700 Aaronwood Dr.	5115 Maryland Way Ste 101	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Four Thousand Nine Hundred And No/100 Dollars ($174,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Debora Lynn Margrave, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathryn Origer,** _____, 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. 37 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Pages 550, 551 and 552, certificate of correction in Book 7462, Page 445 and amendment to change name in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debora L. Margrave and husband George E. Margrave by Warranty Deed from Troy Lynn Wood and wife, Jana Lynn Wood dated July 12, 2002 and recorded August 14, 2002 as Instrument No. 200208140098543, in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Debora Lynn Margrave by Quit Claim Deed from George Eugene Margrave dated July 2, 2003 and recorded July 3, 2003 as Instrument No. 200307030092464, in the said Register's Office for Davidson County, Tennessee.

Roy B. Moss, Jr. joins in this instrument to convey any and all marital interest he has in the subject property.

File Number: NAT-164409SSO

BILL GARRETT, Davidson County
Trans:T20160063197 DEEDWARR
Recvd: 07/22/16 11:14 2 pgs
Fees:13.00 Taxes:647.13
20160722-0075655

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 1700 Aaronwood Dr., Old Hickory, TN 37138

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 19th day of July, 2016.

Debora Lynn Margrave

Roy B. Moss, Jr.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Debora Lynn Margrave and Roy B. Moss, Jr., 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 19th of July, 2016.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: NAT-164409SSO