BILL GARRETT, Davidson County
Trans: T20160070876 DEEDWARR
Recvd: 08/16/16 08:51 2 pgs
Fees: 13.00 Taxes: 532.80
20160816-0085122

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Aug., 2016.

Notary Public
MY COMMISSION EXPIRES: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
ROSEANNA POLLARD	New Owner	075-12-O-A/025.00
(NAME)	(NAME)	
201 SCOTTS CREEK TRAIL		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, LARRY J. RAYMOND, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSEANNA POLLARD, A SINGLE WOMAN HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 25 ON THE PLAN OF REVISED PLAN OF CEDAR CREEK, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LARRY J. RAYMOND, UNMARRIED, BY WARRANTY DEED FROM LARRY POWELL AND WIFE, CAROL POWELL, RECORDED ON NOVEMBER 16, 1990 IN BOOK 8239, PAGE 1, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 201 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 12th day of Aug, 2016.

LARRY J. RAYMOND

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LARRY J. RAYMOND, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 12th day of Aug., 2016.

NOTARY PUBLIC
My commission expires: 5-20-20

