WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/16 15:36 3 pgs
Fees:18.00 Taxes:961.63
20160826-0089767

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2016

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Russell G. Bishop and Claire L. Bishop	NEW OWNERS	80-4B-105
(NAME)	(NAME)	
924 Wonderland Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161776

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, **WE, HARRY J. DETER, JR. AND WIFE, LENA L. DETER AND STEPHANIE L. DETER, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **RUSSELL G. BISHOP AND CLAIRE L. BISHOP, HUSBAND AND WIFE,** 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. 76, on the Plan of Section 4, Sunset Oaks, of record in Plat Book 9700, page 569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Stephanie L. Deter, unmarried and Harry J. Deter, Jr. and wife, Lena L. Deter by Quitclaim Deed from Stephanie L. Deter, dated February 20, 2007, of record in Instrument No. 20070301-0025243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie L. Deter, an unmarried woman by Quitclaim Deed from Stephanie L. Deter, an unmarried woman, and Harry J. Deter, Jr. and Lena L. Deter, husband and wife, dated October 26, 2015, of record in Instrument No. 20151102-0111398, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephanie L. Deter, unmarried, and Harry J. Deter, Jr. and wife, Lena L. Deter by Quitclaim Deed from Stephanie L. Deter, dated December 26, 2015, of record in Instrument No. 20151228-0129664, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions and by-laws appearing of record in Book 9082, page 567, amended in Instrument No. 20160209-0012575, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 924 Wonderland Pass, Hermitage, TN 37076
(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 our hands this 26th day of August, 2016

Harry J. Deter, Jr.

Lena L. Deter

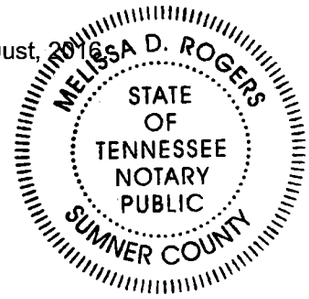
Stephanie L. Deter

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Harry J. Deter, Jr. and Lena L. Deter and Stephanie L. Deter, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2016.

Notary Public
My Commission Expires: 4/19/17



True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

