WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-33099

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Shannon Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 4, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew T. Zehr	Freedom Mortgage Corporation	14812010900
(NAME)	(NAME)	
836 Irma Drive	907 Pleasant Valley Ave, Ste 3	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160076290 DEEDWARR
Recvd: 08/31/16 14:03 2 pgs
Fees: 13.00 Taxes: 314.50
20160831-0091486

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Danny C. Hart and Rebecca L. Hart, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew T. Zehr, an unmarried man and Janet K. Zehr, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 123, Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Danny C. Hart and Rebecca L. Hart, husband and wife by Warranty Deed from William Yarbrough and wife, Andrea Yarbrough, dated 04/07/2003, recorded 04/14/2003 or record in Instrument No. # 20030414-0049452, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 3700, Page 39, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 3949, Page 404, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

unimproved ☐

This is improved ☑ property, known as 836 Irma Drive, Antioch, TN 37013

(House Number) (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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), their heirs and/or 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 29 day of August, 2016.

Danny C. Hart

Rebecca L. Hart

State of Tennessee
County of Williamson

Personally appeared before me Danny C. Hart and Rebecca L. Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2016.

Notary Public

My Commission Expires: 8/2017

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DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY