WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/16 11:57 3 pgs
Fees:18.00 Taxes:1017.50
20161013-0108291

P-BR-16-1440-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/22/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Delmus W. Massey and Krystal M. Massey	**FirstBank**	
(NAME)	(NAME)	**86-4-C-6.00CO**
1440 Jackson Place	**318 Seaboard Lane, Ste. 205**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RACHEL M. LITTLE AND KAYLAN LEE LITTLE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DELMUS W. MASSEY AND KRYSTAL M. MASSEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Jackson's Grove, Phase One, of record in Plat Book 8250, Page 895, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel M. Little and Kaylan Lee Little, wife and husband, by Warranty Deed from Christopher S. Glancy, married and spouse, Margaux Glancy, recorded May 31, 2013 in Instrument No. 20130531-0055210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 8250, Page 895;
- Covenants, Conditions and Restrictions of record in Book 10841, Page 583;
- By-Laws of record in Instrument No. 20160727-0077296;
- Easement for Water Line of record in Book 5776, Page 868;
- Boundary Line Agreement of record in Book 10728, Page 584, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1440 Jackson Place, Hermitage, Tennessee 37076**.

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 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 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 my/our hand(s) this the 7th DAY OF OCTOBER, 2016.

Rachel M. Little by John Gleaves, Attorney-In-Fact

Kaylan Lee Little by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RACHEL M. LITTLE AND KAYLAN LEE LITTLE, and who acknowledged he executed the same as the free act and deed of the said RACHEL M. LITTLE AND KAYLAN LEE LITTLE.

Witness my hand and official seal, this the 7th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 herewith 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY