BILL GARRETT, Davidson County
Trans:T20160095840 DEEDWARR
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Fees:13.00 Taxes:1024.90
20161031-0114626

# WARRANTY DEED

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2016

Notary Public:

MY COMMISSION EXPIRES: 11-20-2018
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kristin Vanderveken | New Owner | Parcel ID: |
| 5128 Bay Overlook Dr. | | 097160A03900 |
| Hermitage, TN 37076 | | |

FOR AND IN 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

**Jimmie Carol Hyman f/k/a Jimmie Carol Holt and husband, Vincent P. Hyman**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Kristin Vanderveken and Martin Vanderveken**

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:

BEING Lot No. 35, on the Plan of The Peninsula, Phase Two, a Planned Residential Development, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmie Carol Holt, by deed from Fox Ridge Homes, Inc. of record in Book 10596, Page 856, said Register's Office, dated August 29, 1997. The said Jimmie Carol Holt having since married and is now known as Jimmie Carol Hyman.

This conveyance is subject to Restrictions and By-Laws of record in Book 9564, Page 693, amended in Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; Book 10973, Page 39; Book 11181, Page 371; Instrument 200008220083193; and Instrument 20030313-0033780, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 352, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 5128 Bay Overlook Dr., Hermitage, TN 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 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, 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 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 27th day of October, 2016.

Jimmie Carol Hyman

Vincent P. Hyman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmie Carol Hyman Vincent P. Hyman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2016.

My Commission Expires: 5/5/20

Notary Public

