BILL GARRETT, Davidson County
Trans:T20160102888 DEEDWARR
Recvd: 11/21/16 14:10 2 pgs
Fees:13.00 Taxes:974.95
20161121-0122751

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of November, 2016, by and between Yolanda McGee, a married woman, party of the first part, and Thomas Gunner Work, a single man, and James M Work, a married man,* party of the second part.

*joint tenants with full rights of survivorship

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, in the Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Yolanda McGee by virtue of that certain Quit Claim Deed dated September 1, 2016, and being of record at Instrument No. 20160902-0092538 in the Register's Office of Davidson County, Tennessee.

Seller warrants that she has never occupied the property as her primary residence.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 9700, Page 984, Book 10337, Page 102, Book 11114, Page 771, Instrument No's 20000713-0025560, 20020624-0075432, 20040419-0044083 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Yolanda McGee

Yolanda McGee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Yolanda McGee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Thomas Gunner Work and James M Work

Tax Parcel No 075110A08900CO

Property Address: 1433 Stoner Ridge
Hermitage, TN 37076

MAIL TAX BILLS TO: NEW OWNER
1433 Stoner Ridge
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $263,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Amy Dieterle
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of November, 2016.

Tracy Perry
Notary Public

My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019