Davidson County	DEEDWARR
Recvd: 12/02/16 10:14	3 pgs
Fees:18.00 Taxes:887.63	
20161202-0126508	

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 1st day of November, 2016.
December

Notary Public

MY COMMISSION EXPIRES: 3-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Dean Hall	Guaranty Trust Company	098050A03100CO
(NAME)	(NAME)	
6161 Hampton Hall Way	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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 considerations, the receipt of which is hereby acknowledged, we, **Megan P. Calvetti now known as Megan P. Rayburn and Andrew James Rayburn, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Justin Dean Hall, an unmarried person**, hereinafter called the GRANTEE(S), his 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. 144 on the Plan of Section One, Hampton Hall, RS15 Residential P.U.D of record in Plat Book 9700, Pages 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Megan P. Calvetti, a single person by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2007-1 Asset-Backed Certificates, Series 2007-1, dated 07/11/2012, recorded 08/03/2012, of record in Instrument No. 20120803-0069307, in the Register's Office for Davidson County, Tennessee. The said Megan P. Calvetti having since married and is now known as and one and the same as Megan P. Rayburn. Her husband, Andrew James Rayburn joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 9700, Pages 290 and 291; Covenants, conditions, easements and restrictions of record in Book 10278, Page 257, First Supplementary Declaration of record in Book 10301, Page 184, First Amendment to Declaration of record in Book 10444, Page 460, Second Amendment to Declaration of record in Book 10640, Page 947; Stormwater Detention Agreement of record in Book 10584, Page 114; Easement contained in Deed of Conveyance of record in Book 11497, Page 565; Charter of Villages of Hampton Hall Homeowners Association, Inc., of record in Book 10290, Page 261; Boundary Map of record in Book 9700, Page 216; Quitclaim Deed of record in Book 10420, Page 359, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6161 Hampton Hall Way, Hermitage, TN 37076
(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), his 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), his 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 my hand this 30th day of November, 2016.

Megan P. Rayburn

Andrew James Rayburn

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan P. Rayburn and Andrew James Rayburn the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of November, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

