NEW OWNER:

JOSEPH D. DIAFERIA, III
6181 HAMPTON HALL WAY
HERMITAGE, TN 37076

SEND TAX BILLS TO:
6181 Hampton Hall Way
Hermitage, TN 37076

PAT - 167083

Map & Parcel 098050A02600

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1727

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 12/05/16 11:47 3 pgs
Fees:18.00 Taxes:814.00
20161205-0127333

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DEREK ALLEN KENNAMER and wife, JILLIAN AMANDA KENNAMER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH D. DIAFERIA, III**, an unmarried man, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 139 on the Plan of Hampton Hall, as shown on the plat of the same of record in Plat Book 9700, Page 290, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to DEREK ALLEN KENNAMER and JILLIAN AMANDA KENNAMER, husband and wife by Warranty Deed from Matthew C. Yoder and wife, Cathryn B. Yoder, dated July 15, 2013, and of record in Instrument No. 20130725-0077014, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **6181 HAMPTON HALL WAY, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 290, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before December 3, 2016 @ 12:00 p.m..

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 2nd day of December, 2016.

DEREK ALLEN KENNAMER

JILLIAN AMANDA KENNAMER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEREK ALLEN KENNAMER and wife, JILLIAN AMANDA KENNAMER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 2016.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**

AFFIANT

Sworn to and subscribed to before me this 22nd day of December, 2016.

NOTARY PUBLIC

My commission expires: _____

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
April 24, 2019

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY