WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170001878 DEEDWARR
Recvd: 01/09/17 10:23 2 pgs
Fees: 13.00 Taxes: 925.00

20170109-0002152

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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
Sherry L. Russell	Interline Mortgage Services, LLC	098-05-0A-094.00-CO
(NAME) 6240 Hampton Hall Way	(NAME) 10613 W. Sam Houston Pkwy N. Ste 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Houston, TX 77064	
(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, **Andrew White, a married man and Wife, Amanda White**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sherry L. Russell and Jamie M. Pigg**, hereinafter called the GRANTEE(S), 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 Lot 61, Hampton Hall, Section Four, as shown on plat of record in Plat Book 11700, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew White, an unmarried man by Warranty Deed dated 07/24/2009 from Marcellinus Scott, an unmarried Person of record in Instrument 200907310071647, Register's Office for Davidson County, Tennessee.

The said Andrew White is joined in this conveyance by his Wife, Amanda White to waive any and all rights she has in said property.

All matters as set forth on Plat of record in Book 11700, Page 2, said Register's Office. Restrictive Covenants of record in Book 10278, Page 257, said Register's Office. First Supplementary Declaration of Restrictive Covenants for Hampton Hall of record in Book 10301, Page 184, said Register's Office. Second Supplementary Declaration of Restrictive Covenants for the Villages at Hampton Hall of record in Book 10956, Page 520, said Register's Office. Third Supplementary Declaration of Restrictive Covenants for the Villages at Hampton Hall of record in Book 11372, Page 852, said Register's Office. Fourth Supplementary Declaration of Restrictive Covenants for the Villages at Hampton Hall of record in Book 11573, Page 512, said Register's Office. Charter Amendment of record in Book 9922, Page 902, said Register's Office. Corporate Resolution of record in Book 10079, Page 172, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

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 6240 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), 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), 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 26th day of September, 2016.

Andrew White

Amanda White

State of Tennessee
County of Wilson

Personally appeared before me Andrew White and Amanda White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of September, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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