WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/17 11:11 3 pgs
Fees:18.00 Taxes:518.00
20170207-0012891

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of Dec, 20 16

Notary Public
My Commission expires: 11/5/2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dean J. Recker	New Owner	08616000900
1225 4th Avenue		
Nashville, TN 37208	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Thorpe, Michael Slocum, and David Childers**, hereinafter called the GRANTOR(S), does hereby bargain, sell, convey and confirm unto **Dean J. Recker**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2, on the Revised Resubdivision of Lots 1 and 2 of Hermitage Woods, Section Three, of record in Book 5190, Page 628, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Thorpe and Michael Slocum and David Childers, as equal tenants in common from Todd Hagemeyer, married and wife, Paula Hagemeyer by Warranty Deed on May 19, 2006, of record in Instrument Number 20060525-0061836, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5190, Page 628, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5211, Page 812; Book 5239, Page 850 and Book 6145, Page 135, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 5976, Page 391, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1304-1306 Tulip Grove Road, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 29, 2016.

James Thorpe by Jennifer R. Pierce as Attorney in Fact

James Thorpe by Jennifer R. Pierce as Attorney in Fact

Michael Slocum by Jennifer R. Pierce as Attorney in Fact

Michael Slocum by Jennifer R. Pierce as Attorney in Fact

David Childers by Jennifer R. Pierce as Attorney in Fact

David Childers by Jennifer R. Pierce as Attorney in Fact

STATE OF Tennessee COUNT OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for James Thorpe, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James Thorpe, the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of December, 2016.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

STATE OF Tennessee COUNT OF Davidson

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Carl E. Dunphy II My Commission Expires 11-5-2018 STATE OF TENNESSEE

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Michael Slocum, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Michael Slocum, the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of December, 2016.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

STATE OF Tennessee COUNT OF Davidson

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Carl E. Dunphy II My Commission Expires 11-5-2018 STATE OF TENNESSEE

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for David Childers, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name David Childers, the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of December, 2016.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Carl E. Dunphy II My Commission Expires 11-5-2018 STATE OF TENNESSEE

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017