Davidson County DEEDWARR
Recvd: 03/01/17 12:17 3 pgs
Fees:18.00 Taxes:284.90
20170301-0020248

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $77,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2017.

Notary Public

My commission expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tonia DeGrafenaried	Tonia DeGrafenaried	**086110A06600CO**
115 Hermitage Woods Drive	115 Hermitage Woods	
Hermitage, TN 37076	Hermitage TN 37076	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jack J. Key, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tonia DeGrafenaried, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 1 Bldg. 1 together with Garage Designated 1-1-G on the Plan of Phase 2 and 2A Hermitage Woods Condominium Apartments (revised) of record in Plat Book 4860 pages 62-64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hermitage Woods, Phase II (Raintree Village), a horizontal property regime established by Master Deed of record in Book 4753, page 140, amended in Book 4980, page 378, Book 5165, page 781, Book 5172, page 77, and Book 5546, page 493, said Register's Office.

Being the same property conveyed to Emmit M. Key, unmarried, and Jack J. Key, married, from Carol L. Becker, married, by Warranty Deed dated June 26, 2006, of record in Instrument No. 20060630-0078531, Register's Office for Davidson County, Tennessee. Emmit M. Key conveyed his interest to Jack J. Key, a married man, by Quitclaim Deed dated June 19, 2013, of record in Instrument No. 20140430-0036427, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 4860, page 62-64, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed of record in Book 4753, page 140, amended in Book 4980, page 378, Book 5165, page 781, Book 5172, page 77, Book 5546, page 493, said Register's Office.

Restrictions of record in Book 4743, page 258, said Register's Office

Bylaws of record in Book 4753, page 153, amended in Book 5122, page 878, book 6229, page 970, book 10382, page 596, said Register's Office.

HOA Charter of record in Book 5088, page 854, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 115 Hermitage Woods Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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/our hand(s) this 28th day of February, 2017.

Jack J. Key

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jack J. Key, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2017.

Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY