BILL GARRETT, Davidson County
Trans:T20170018218 DEEDWARR
Recvd: 03/02/17 13:05 2 pgs
Fees:13.00 Taxes:447.70
20170302-0020836

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Jeffery M. Hinton and Terri L. Hinton, husband and wife , hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto John M. Tencza, a single man and Andrea Marie Tencza, a single woman, as joint tenants with right of survivorship, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 515 of Steeplechase Condominiums, according to the Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee, and Plan in Book 6200, Page 454, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

This is the same property designated as 086-06-0A-515.00-CO in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Jeffery M. Hinton and Terri L. Hinton, husband and wife, by Warranty Deed filed of record March 16, 2016 at Instrument No. 20160316-0024976, in the Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: subject to plan of record in Book 6200, page 454; subject to restrictions of record in Book 6816, page 483; Bok 7300, page 1 and instrument No. 20051216-0151253 and subject to HOA Charter of record in Book 6816, page 543 all in the Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2017** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 23rd day of February, 2017.

Jeffery M. Hinton

Terri L. Hinton

State of Tennessee
County of Sumner

On this the 23rd day of February, 2017, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jeffery M. Hinton and Terri L. Hinton to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Jessica J Hunter
Notary Public

JESSICA J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 4/26/17

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $121,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 23rd day of February, 2017.

Jessica J Hunter
Notary Public

JESSICA J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 4/26/17

MAIL TAX BILLS AND DEED TO:

John M Tencza
237 Sunset Blvd.
Gallatin, TN 37066

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
John M Tencza
515 Chandler Place
Hermitage, TN 37076

File No.: 167546