Davidson County DEEDWARR
Recvd: 03/23/17 08:44 3 pgs
Fees:18.00 Taxes:995.30
20170323-0028310

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

Subscribed and sworn to before me. this 20TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020

(AFFIX SEAL)

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER My Comm Exp November 30, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JADE L MEDDERS AND LEIGH E HOOPER, a married couple	Peoples Home Equity (NAME)	044-10-0-013.00
1300 Donelson Avenue (ADDRESS)	150 N. Seven Oaks Drive (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Knoxville, TN 37922 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Billy Gray, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JADE L MEDDERS AND LEIGH E HOOPER, a married couple, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF SECTION I, ROLLING GREEN SUBDIVISION OF RECORD IN PLAT BOOK 1424, PAGES 75 AND 76, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
LESS AND EXCEPT THE FOLLOWING:
BEGINNING AT AN IRON PIN, BEING THE NORTHWEST CORNER OF LOT NO. 9, SECTION I, ROLLING GREEN SUBDIVISION, VILLAGE OF OLD HICKORY, AS OF RECORD IN PLAT BOOK 1424, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE NORTHEAST CORNER OF LOT NO. 6 OF SAID SUBDIVISION; THENCE SOUTH 31 DEGREES 08' EAST 170.4 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREE 45' WEST 246.4 FEET TO AN IRON PIN; THENCE NORTH 57 DEGREES 23' WEST 106.0 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 45' EAST 335.0 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING, CONTAINING 0.60 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BILLY GRAY BY WARRANTY DEED FROM DOUG DEAN AND LISA DEAN NELSON, DEVISEES OF THE WILL OF VERNER W. DEAN OF RECORD IN INSTRUMENT NO. 20130830-0091670 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1300 Donelson Avenue , Old Hickory, TN 37138
(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 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 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 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 20th day of March, 2017.

WARRANTY DEED
(Continued)

Billy Gray

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Gray, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of March, 2017.

Notary Public

My Commission Expires: 7/2 2017

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

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