BILL GARRETT, Davidson County
Trans:T20170035089 DEEDWARR
Recvd: 04/26/17 10:25 2 pgs
Fees:13.00 Taxes:756.65
20170426-0040853

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Melvin E. Demonbreun
576 Griffin Circle
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
046-16-0E-079.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donald K. DeWolfe and Pamela M. DeWolfe,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melvin E. Demonbreun and Carolyn M. Demonbreun, husband and wife,** 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. 79, Building 21 on the plan of Site Layout, Exhibit plat for the Townhomes of Truxton Village, attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 200610250132473, amended in Instrument No. 200611060137656 and Instrument No. 200711050130490, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald K. DeWolfe and Pamela M. DeWolfe, husband and wife by deed from Phillips Builders, LLC, a Tennessee Limited Liability Company, dated 10/12/2010, of record in Instrument No. 201010180083255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200610250132473, amended in Instrument No. 200611060137656 and Instrument No. 200711050130490; Charter of Townhomes of Truxton Village HOA, Inc. in Instrument No. 200610260133179; Quitclaim Deed for Open Space conveyed Townhomes of Truxton Village in Instrument No. 200611060137657; Utility Easment conveyed to First Suburban Water Utility District in Book 4910, Page 838; Public Utility and Drainage Easment in Book 7618, Page 613; Agreement for Public Utility and Drainage Easement in Book 7618, Page 616 and Instrument No. 200012080121300; Ingress/Egress Easment as described within deed in Book 5699, Page 535; Easment conveyed to Comcast in Instrument No. 201511300120249; easements, covenants conditions and all matters and notes as shown on the plan of record in Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **576 Griffin Circle 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 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 our hands this 24th day of April, 2017.

Donald K. DeWolfe

Donald K. DeWolfe

Pamela M. DeWolfe

Pamela M. DeWolfe

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald K. DeWolfe and Pamela M. DeWolfe, the bargainor(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 and official seal this 24th day of April, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $204,500.00.

Carolyn M. Dennenbaum

AFFIANT

Subscribed and sworn to before me this 24th day of April, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20