PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2017

Notary Public

MY COMMISSION EXPIRES: 3/23/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Shannon S. Bean	Highlands Residential Mortgage, LTD	52-1C-33
(NAME)	(NAME)	
508 Robbie Ann Court	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171031

For and 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 acknowledged, **I, MARGARET K. KEPLEY, UNMARRIED,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SHANNON S. BEAN, A SINGLE 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 Lot No. 33 on the Plan of Neely's Chase, of record in Plat Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Margaret K. Merlin, unmarried by deed from Michael D. Skelton and wife, Shannon W. Skelton, dated May 23, 1996, of record in Book 10067, page 831, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Margaret K. Kepley, unmarried by deed from Margaret K. Merlin, unmarried, dated October 9, 2000, of record in Instrument No. 20001017-0103059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5148, page 171, said Register's Office; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 7900, page 196, Register's Office for said County; and (c) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Neely's Chase and the By-Laws appended thereto, of record in Book 7910, page 836, amended in Book 8123, page 994, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 508 Robbie Ann Court, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170041522 DEEDWARR
Recvd: 05/16/17 10:37 2 pgs
Fees:13.00 Taxes:647.50
20170516-0048409

Witness my hand this 15th day of May, 2017

Margaret K. Kepley

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margaret K. Kepley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of May, 2017.

Notary Public
My Commission Expires: 3/23/21

