PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/23/21

(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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).:
Margaret K. Kepley	Margaret K. Kepley	34-7-A-9
(NAME)	(NAME)	
519 Harbor Village Drive	519 Harbor Village Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170731

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, CAROLYN HALL, TRUSTEE OF THE HALL FAMILY LIVING TRUST, DATED APRIL 28, 2003**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MARGARET K. KEPLEY, UNMARRIED**, 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 Site No. 9 on the Plan of Harbor Village, Phase I, a Planned Unit Development, of record in Plat Book 6900, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Hall Family Living Trust, dated April 28, 2003 by deed from Roger L. Cox and wife, Nancy E. Cox, dated May 17, 2005, of record in Instrument No. 20050519-0056499, 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 5589, page 827 and Book 5589, page 831, said Register's Office; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6250, page 626, amended in Plat Book 6900, page 37, Register's Office for said County; (c) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Harbor Village and the By-Laws appended thereto, of record in Instrument No. 20010817-0089318, amended in Instrument No. 20070205-0014894, said Register's Office; and (d) Grant of Easement of record in Instrument No. 20110930-0075699, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 519 Harbor Village Drive, 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:T20170041949 DEEDWARR
Recvd: 05/17/17 11:37 2 pgs
Fees:13.00 Taxes:795.50
20170517-0048889

Witness my hand this 15th day of May, 2017

Carolyn Hall, Trustee of The Hall Family Living Trust, dated April 28, 2003

BY: _____
Carolyn Hall, Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carolyn Hall, Trustee of The Hall Family Living Trust, dated April 28, 2003, 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

