WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170042856 DEEDWARR
Recvd: 05/19/17 12:38 2 pgs
Fees: 13.00 Taxes: 551.30
20170519-0050000

STATE OF TENNESSEE
COUNTY OF Sevier
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2017

Wilma G. Stephens
Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) Feb. 20, 2018

WILMA G. STEPHENS STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ron Wills	Ron Wills	Parcel ID:
242 West Main St. Suite #120	242 West Main St. Suite #120	08603003200
Hendersonville, TN 37075	Hendersonville, TN 37075	

FOR AND IN 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, we

Steven J. Hansen and Melissa C. Hansen, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ron Wills , married
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:

BEING Lot No. 28, on the plan of Ridgemere, as shown by plat of record in Plat Book 6250, Page 937-939, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Steven J. Hansen and Melissa C. Hansen by deed from Muriel G. McDowell, of record in Instrument 20060818-0101907, dated August 11, 2006, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6925, Page 941, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 937-939, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 533 Old Lebanon Dirt Road, 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 17th day of May, 2017.

Steven J. Hansen

Melissa C. Hansen

STATE OF TENNESSEE
COUNTY OF Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven J. Hansen and Melissa C. Hansen, 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 17th day of May, 2017.

My Commission Expires: Feb. 22, 2018 Wilma G. Stephens
Notary Public

WILMA G. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2017.

Notary Public

My commission expires: 5/5/20

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.