RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WARRANTY DEED

File #17191

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Gracyn Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2017.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 9-22-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gracyn Garrett	Same as new owner	-026-05-0-007.00
(NAME)	(NAME)	
202 Roscoe Street		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **M. Jean Hemmer, Trustee of the Hemmer Family Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gracyn Garrett, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 and the Easterly half of Lot No. 2 of Block "D" on the Plan of Roscoe Place, as of record in Book 843, page 72, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 2 from together 75 feet on the Northerly side of Roscoe Street and run back between parallel lines, 150 feet to the South line of Lot No. 21 on said plan.

Being the same property conveyed to Charles B. Hemmer and M. Jean Hemmer, Trustees of the Hemmer Family Trust by Warranty Deed in Lieu deed from Stephen D. Winningham, unmarried of record in Instrument No. 20091231-0118829 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on December 31, 2009. Charles B. Hemmer having since died leaving M. Jean Hemmer as sole Trustee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 202 Roscoe Street, Goodlettsville, TN 37073
(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.

BILL GARRETT, Davidson County
Trans:T20170047184 DEEDWARR
Recvd: 06/02/17 16:04 2 pgs
Fees:13.00 Taxes:721.50
20170602-0055480

Witness my hand this 25th day of May, 2017.

The Hemmer Family Trust

BY: M. Jean Hemmer trustee
M. Jean Hemmer, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **M. Jean Hemmer**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Hemmer Family Trust**, a revocable living trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office this the 25th day of May, 2017.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027