Davidson County DEEDWARR
Recvd: 06/14/17 12:04 3 pgs
Fees:18.00 Taxes:629.00
20170614-0059729

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Stacey Palmer
Affiant

Subscribed and sworn to before me, this 6th day of June, 2017.

Notary Public
My commission expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristina Troutman	Volunteer Mortgage Inc.	051-04-0-052.00
907 Gibson Drive	One Vantage Way Ste E240	
Madison, TN 37115	Nashville TN 37228	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Vanderpool, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kristina Troutman, a single woman, and Paul J. Pleiman, a single man, as joint tenants with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Stratton Heights of record in Plat Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 73 fronts 60 feet on the Easterly side of Gibson Drive and runs back between lines 365.1 feet on the Northerly line and 377.8 feet on the Southerly line, to a dead line in the rear on which it measures 61.33 feet.

Being the same property conveyed to Amanda Vanderpool, married by Warranty deed from Ike Mills of record in Instrument No. 20130415-0037378 Register's Office for Davidson County, Tennessee, dated March 27, 2013 and recorded on April 15, 2013. (Value of consideration shown in aforementioned deed $87,500.00.) Being also known as 907 Gibson Drive Madison, Tennessee 37115.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **907 Gibson Drive, Madison, TN 37115.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 1835, Page 13; (2) Easements of record in Book 5268, Page 842 and Book 8646, Page 682; (3) Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20120228-001717; (4) Restrictions of record as Instrument Number 20130415-0037378 but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 6th day of June, 2017.

Amanda Vanderpool

Clark Vanderpool

Clark Vanderpool joins in this conveyance to convey any marital interest he may have on said property described herein.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Vanderpool and Clark Vanderpool,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of June, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017055250

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY