WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,800.00.**

Affiant

Subscribed and sworn to before me this 27th day of June, 2017

Notary Public

My Commission expires: 3-31-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rhonda Faehr	Bank of Tennessee	098-05-0-125.00
5154 Hunter's Point Lane	P.O. Box 4990	
Hermitage, TN 37076	Johnson City, TN 37602	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried and Trenton Langton, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rhonda Faehr, unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 26A, Hunter's Point Subdivision, as shown by plat and survey of record in Plat Book 5200, Page 736, and amended in Book 6250, Page 510, 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 Wanda Williams, unmarried and Trenton Langton, married by Warranty Deed from Wanda M. Bealor dated April 24, 2017 of record in Instrument Number 20170426-0040860, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 736, as amended in Plat Book 6250, Page 510, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3814, Page 592; Book 6207, Page 609; Book 6279, Page 741 and Plat Book 6250, Page 710, Register's Office for Davidson County, Tennessee.
- NOTE: This property has never been used by either Grantor as a residence, personal, marital or otherwise.

This is improved property known as: **5154 Hunters Point Lane, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20170055729 DEEDWARR
Recvd: 06/29/17 11:49 2 pgs
Fees:13.00 Taxes:483.96
20170629-0065533

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 June 27, 2017.

Wanda Williams

Trenton Langton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams and Trenton Langton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 27, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY