#33732

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 7 day of July, 2017.

Notary Public

My commission expires:

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

Davidson County DEEDWARR
Recvd: 07/11/17 14:29 3 pgs
Fees:18.00 Taxes:758.50
20170711-0069777

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessica Diane Lampley	Bancorpsouth	**08608001900**
1464 Autumn Knoll	2201 Highland Ave S. Birmingham, AL 35205	
Hermitage, TN 37076		

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 ACKNOWLEDGE, WE,

Benjamin Pirmann and Brooke Pirmann f/k/a Wellman, as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Diane Lampley, a single woman

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 Lot 132, Plan of Jackson's Retreat, Phase III, as shown on plat of record in Plat Book 5200, page 517 and 518, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin Pirmann and Brooke Wellman, as joint tenants, by Warranty Deed from James McCormick and Tammy McCormick, husband and wife, dated March 11, 2016, of record in Instrument No. 20160318-0025801, Register's Office for Davidson County, Tennessee. Brooke Wellman is now known as Brooke Pirmann, married to Benjamin Pirmann

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Restrictions of record in Book 6806, page 256; Book 7127, page 775; Book 6056, page 672, said Register's Office.

Easements of record in Book 6095, page 138; Book 6077, page 968; Book 5928, page 699, said Register's Office.

Any and all matters of record in Book 5676, page 67; Book 5741, page 360; Book 6056, page 672; Book 5745, page 294; Book 5745, page 283, said Register's Office.

All matters as shown on the plat of record in Plat Book 5200, page 517-518, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1464 Autumn Knoll, 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 in 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 my/our hand(s) this 30th day of June, 2017.

Benjamin Pirmann

Brooke Pirmann
f/k/a Brooke Wellman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Benjamin Pirmann and Brooke Pirmann*, the within named Grantor(s), 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, at office, this 30th day of June, 2017.

* f/k/a Wellman

NOTARY PUBLIC

My Commission Expires: 9/11/17

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM COUNTY OF DAVIDSON

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

