RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: E17-5527

BILL GARRETT, Davidson County
Trans:T20170064452 DEEDWARR
Recvd: 07/27/17 10:33 2 pgs
Fees:13.00 Taxes:784.40
20170727-0076084

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Denise Bergin
Affiant

Subscribed and sworn to before me, this 21st day of July, 2017.

Amanda Vaughn
Notary Public

My commission expires:
5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Denise Bergin	**Peoples Home Equity**	**064160E08300CO**
584 Griffin Circle	**170 N. Seven Oaks Drive**	
Hermitage, TN 37076	**Knoxville, TN 37922**	

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,

Robert G. Hillman and wife, Gwen R. Hillman

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

Denise Bergin, an umarried 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 all of Unit No. 83, in Building 22, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No. 20071105-013490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert G. Hillman and wife, Gwen R. Hillman, by Warranty Deed from Phillips Builders, LLC, dated December 22, 2010, of record in Instrument No. 20101229-0103401, Register's Office for Davidson County, Tennessee.

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 Instrument No. 20061025-0132473, amended in Instrument No. 20061106-0137656, amended in Instrument No. 20071105-013490, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 584 Griffin Circle, 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 21ST day of July 2017.

Robert G. Hillman

Gwen R. Hillman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Robert G. Hillman and Gwen R. Hillman, 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 21ST day of July 2017.

NOTARY PUBLIC

My Commission Expires: 9/11/17

