WARRANTY DEED

KEVIN BRADY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip T. Darden	FirstBank	087-09-0-066.00
(NAME)	(NAME)	
201 Samuel Court	318 Seaboard lane #205	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jonna Mary Lee, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip T. Darden, and Joyce C. Redmon, joints tenants with right of survivorship, 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 No. 11 on the Plan of Final Plat of New Hope Estates, Phase One of record in Plat Book 9700, Page 319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being property conveyed to Jonna Mary Lee by Quit Claim deed from Lundy Scott Lee of record in Instrument No. 20160718-0073426 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on July 18, 2016, and also being the same property conveyed to Lundy Lee and Jonna Lee by Warranty deed from David St. Romain and wife, Elizabeth St. Romain of record in Instrument No. 20100503-0033613 Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on May 03, 2010.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 201 Samuel Court, Hermitage, TN 37076
(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:T20170069733 DEEDWARR
Recvd: 08/11/17 11:44 2 pgs
Fees:13.00 Taxes:950.53
20170811-0082485

Witness my hand this 10th day of August, 2017.

Jonna Mary Lee

Jonna Mary Lee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jonna Mary Lee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-20-2018

Notary Public,

KEVIN BRADY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY