Bill Garrett Davidson County
Batch# 8416 DEEDWARR
10/04/2017 10:43:09 AM 2 pgs
Fees: $13.00 Taxes: $612.35
20171004-0101760

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 $165,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2017.

Notary Public
My commission expires: 1.24.21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Adventure Home Solutions, LLC 3606 Hewlett Court Nashville, TN 37211	Same	133-07-0-027.00

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 Dean Successor Trustee of The Hewlett Court Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Adventure Home Solutions, LLC,** 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(s) 17, as shown on the map entitled Parma-Heights, Section Three, of record in Plat Book 2330, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Triston Jacobs, Trustee of The Hewlett Court Trust, from Frank Williams, Diane Hubbs and Abbie Glover, Executors of The Estate of Hazel W. Thornton, by Warranty Deed and recorded on August 18, 2017 of record Instrument Number 20170818-0085061, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hazel W. Thornton, by deed from Hazel W. Thornton, Executrix, dated April 24, 2006, of record as Instrument No. 20060522-0059493, Register's Office for Davidson County, Tennessee. Hazel W. Thornton having since died testate on or about April 20, 2017. Pursuant to the Last Will and Testament of Hazel W. Thornton, in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, Docket No. 17P-971, said property was devised to The Estate of Hazel W. Thornton.

Being also known as 3606 Hewlett Court, Nashville, Tennessee 37211.

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 3606 Hewlett Court, Nashville, TN 37211

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 ~~22nd~~ day of September, 2017.

The Hewlett Court Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Successor Trustee of The Hewlett Court Trust,** 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 22nd day of September, 2017.

_____
Notary Public

My Commission expires: 5-5-19

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON
GWENDOLYN G. HENDRICK

FILE NO: 2017095513