WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 25839 **DEEDWARR**
11/15/2017 11:51:04 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20171115-0117441

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., ,

File No.: 17-1002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dean M. Bartling and wife Diana K. Bartling	Dean M. Bartling and wife Diana K. Bartling	097160A00400
(NAME) 5525 Peninsula Park Landing	(NAME) 5525 Peninsula Park Landing	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELLA M. O'REGAN AND HUSBAND, LESTER F. O'REGAN,

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

DEAN M. BARTLING AND WIFE DIANA K. BARTLING,

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. 59 on the Plan of First Revision of the Peninsula, Phase One, of record in Book 9700, Page 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ella M. O'Regan and Lester F. O'Regan by deed from Robert S. Sturgis and Mary K. Sturgis, of record in Instrument 20100209-0010221, dated February 4, 2010, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9564, Page 693 amended in Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 10973, Page 39; Book 11181, Page

371; Book 11258, Page 85; Instrument 20000822-0083193 and Instrument 20030313-0033780, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 9700, Page 8, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5525 Peninsula Park Landing, Hermitage, TN 37076
(House No.) (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.

Witness our hands this 14th day of November, 2017.

Ella M. O'Regan

Lester F. O'Regan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Ella M. O'Regan and husband, Lester F. O'Regan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of November, 2017.

Notary Public

My Commission Expires: 7.2.18

(SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.