Bill Garrett Davidson County
Batch# 26284 DEEDWARR
11/16/2017 10:02:04 AM 2 pgs
Fees: $13.00 Taxes: $736.30
20171116-0117741

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brenda K. Hearn
702 Blue Brick Place
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
064-12-0-A-702.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda Ashworth and husband, Jack Ashworth,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brenda K. Hearn,** 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 Unit No. 702 on the plan of Fox Run Condominiums First Revision - Part of Section 2, of record in Book 5200, Page 357, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Ashworth, a married woman by dee from Deutsche Bank National Trust Company, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH2, Asset Backed Pass-Through Certificates, Series 2007-CHS2, dated March 4, 2016 of record in Instrument No. 201603290029619, Register's Office for Davidson County, Tennessee.

Jack Ashworth joins in to convey any and all marital interest to the property.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5535, Page 713; Book 5895, Page 516 and Book 5936, Page 301; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **702 Blue Brick Place 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 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 10th day of November, 2017.

Linda Ashworth

Linda Ashworth

Jack Ashworth

Jack Ashworth

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda Ashworth,* the bargainor(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. * and Jack Ashworth

Witness my hand and official seal this 10th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $199,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20