THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 65505 **DEEDWARR**
03/06/2018 08:33:28 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180306-0020819

6

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Apri Gassaway and Jermaine D. Gassaway 432 High Point Terrace Brentwood, TN 37027	**New Penn Financial, LLC.** **4000 Chemical Road, Ste 200** **Plymouth Meeting, PA 19462**	181-10-0D-036.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **HERBERT C. LITTLE, JR. AND MICHELLE A. LITTLE, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **APRI GASSAWAY AND JERMAINE D. GASSAWAY, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, 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 Herbert C. Little Jr. and Michelle A. Little, husband and wife, by Warranty Deed, from Touchstone Builders, Inc., a Tennessee Corporation, of record on May 22, 2013, at Instrument No. 20130522-0051680, Davidson County Register of Deeds.

This property is commonly known as **432 High Point Terrace, Brentwood, TN 37027**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 1st day of **March, 2018**:

Herbert C. Little, Jr.

Michelle A. Little

STATE OF ~~TENNESSEE~~ Kansas RP

COUNTY OF ~~WILLIAMSON~~ Johnson RP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HERBERT C. LITTLE, JR. AND MICHELLE A. LITTLE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of March, 2018:

Notary Public

My Commission Expires: 3/28/2021

RYAN PALMER
Notary Public State of Kansas
My Appt Expires 3/28/2021

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2018:

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN