Bill Garrett Davidson County
Batch# 65819 DEEDWARR
03/06/2018 12:00:30 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20180306-0021046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020
(AFFIX SEAL)

CHERYL ANGELA FIGLIO STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 08-10-2020

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Foundation Title and Escrow Series, LLC, 541 N. MT. Juliet Rd, Ste 2202, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kevin Michael Brown and Kelly Campbell	BancorpSouth Bank	034 09 0 159.00
(NAME)	(NAME)	
411 Janette Ct.	2778 West Jackson Street, Bld C, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Alan Hinger and wife, Chelsey Hinger**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin Michael Brown, an unmarried man Kelly Campbell, an unmarried woman, Joint Tenants with rights 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. 22 on the Plan of Gateway Subdivision, Section 2, of record in Plat Book 3300, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Alan Hinger, unmarried by Warranty Deed from William Glen Sanders and wife, Sue E. Sanders, dated July 23, 2014 and July 28, 2014, in Instrument No. 20140728-0066998, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 411 Janette Ct., Goodlettsville, TN 37072

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, has 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 2 day of March, 2018

Robert Alan Hinger

Chelsey Hinger

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert Alan Hinger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Chelsey Hinger

Witness my hand and official seal, this the 2nd of March, 2018.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

File Number: JAK-180739FC

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/06/2019