Bill Garrett Davidson County
Batch# 91610 DEEDWARR
05/14/2018 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20180514-0046065

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
James Stone and Bianca Bentley
1120 Mistletoe Circle
Hermitage, TN 37076
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 087-02-0, Parcel 061.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **KARRICK WILLIAM RENTFRO and DEBORAH LYNN RENTFRO, husband and wife**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JAMES STONE and BIANCA BENTLEY, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 131, Plan of New Hope Meadows, Phase 2, as of record in Book 6900, page 724, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Karrick William Rentfro and Deborah Lynn Rentfro, husband and wife, by Warranty Deed from David W. Gragg and wife, Lisa D. Gragg, dated October 30, 2007, of record in Instrument No. 20071106-0130988, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 6900, page 724; to Restrictive Covenants of record in Book 7577, page 377; Book 7567, page 103; Book 7688, page 804; Book 7934, page 796; to Charter of homeowner's association of record in Book 7525, page 935; to Homeowners Association By-Laws of record in Book 7557, page 356; Book 7567, page 106; to Quitclaim Common Area Deed in Instrument No. 20080227-0019161, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1120 Mistletoe Circle, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 11th day of May, 2018.

Karrick William Rentfro
by: Deborah Lynn Rentfro, Attorney-in-fact

Karrick William Rentfro
BY: Deborah Lynn Rentfro, Attorney-In-Fact

Deborah Lynn Rentfro

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Lynn Rentfro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and who further acknowledged that she executed the foregoing instrument on behalf of Karrick William Rentfro, and acknowledged that she executed the same as the free act and deed of the said Karrick William Rentfro for the purposes therein contained, by virtue of a Power of Attorney recorded in Book __201805140046063_, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 11th day of May, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $269,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of May, 2018.

Notary Public

My commission expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20180272

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

