Bill Garrett Davidson County
Batch# 96268 DEEDWARR
05/24/2018 10:26:14 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20180524-0049797

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Thomas & Virginia Andrews
5628 Chestnutwood Trail
Hermitage, TN 37076

SEND TAX BILL TO:
Franklin Synergy Bank
Attn: Mts Dept
722 Columbia Ave
Franklin, TN 37064

MAP/PARCEL 098-05-0A-128.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Vantrease and Lauren M. Vantrease, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Thomas Andrews and Virginia Andrews, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hampton Hall Section 5, Revision One of record in Plat at Instrument No. 20000728-0074425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Vantrease and Lauren M. Vantrease, husband and wife by Warranty deed from Maria L. Goebel, unmarried of record in Instrument No. 20121029-0098994 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on October 29, 2012.

This is improved property known as: **5628 Chestnutwood Trail, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given ~~23rd~~ 22nd day of May, 2018.

WITNESS MY HAND on this the ~~23rd~~ 22nd day of ~~May, 2018~~

Christopher Vantrease

Lauren M. Vantrease

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christopher Vantrease and Lauren M. Vantrease,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ~~23rd~~ 22nd day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me this the ~~23rd~~ 22nd day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180281