WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 167439 **DEEDWARR**
11/27/2018 10:59:34 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20181127-0115581

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MORRIS SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsey Abshire	First Bank	065-09-0-062.00
(NAME)	(NAME)	
4841 Whittier Drive	318 Seaboard Ln #205	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Debra Carole Hines, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chelsey Abshire and Tyler Jones, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. 96 on the Plan of Sherwood Forest, Section Three, of record in Plat Book 4460, page 81 (erroneously shown as Plat Book 4450 in previous deeds), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra Hamlett, unmarried by Warranty Deed from Charles S. Mitchell and wife, Joanna Thompson Mitchell, filed for record on May 26, 1998 at Book 10943, page 786, said Register's Office. The said Debra Hamlett having since married and divorced Michael Alan Main, who conveyed any interest he may have to said property to Debra Carol Main by Quitclaim Deed filed at Instrument Number 20010717-0075746, said Register's Office. Further, being the same property conveyed from Debra Carol Main, by Quitclaim Deed to Debra H. Hamlet, an unmarried woman, (erroneously shown as a married woman), as filed for record at Instrument Number 20081202-0116908. Debra H. Hamlet having since married and divorced Joe Kendall Edmondson, Jr., who conveyed any interest he may have to said property to Debra Carole Hamlett, unmarried by Quitclaim Deed filed at Instrument Number 20101208-0097524, said Register's Office. The said Debra Carole Hamlet having since married and divorced Rocky Lane Thacker, who never lived in this property as their marital residence. After their Final Divorce Decree was final, Debra Carole Thacker is now known as Debra Carole Hines, which is her maiden name.

This conveyance is subject to the following: Taxes for the year 2018, prorated and paid; Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 4465, Page 184, Book 4482, Page 427, Book 4593, Page 690, said Register's Office.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4841 Whittier Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of November, 2018.

Debra Carole Hines

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Carole Hines, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of November, 2018.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122