WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 241250 **DEEDWARR** 06/11/2019 08:48:08 AM 2 pgs Fees: $13.00 Taxes: $1,443.00 20190611-0055757	The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.** Affiant Subscribed and sworn to before me, this the 7th day of June, 2019. Notary Public My commission expires: 10/26/20 (AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer M. Devault and Jim Devault	Regions Bank	**053-04-0-005.00**
1509 Riverside Road	2050 Parkway Office Circle	
Old Hickory, TN 37138	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin J. Worley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer M. Devault and Jim Devault, wife and husband

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. 6A, on the Revised Plan of Section "F" Village of Old Hickory (name of the subdivision erroneously used in prior deed) of record in Plat Book 1424, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kevin J. Worley, unmarried by Deed dated February 20, 2008, from Zollie Sircy and wife, Lavona R. Sircy of record in Instrument No. 20080221-0016933, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 1424, Page 131, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2) **Easements for certain right of ways as set out in the Deed of record in Book 626, Page 556, said Register's Office.**
3) **Easements for telephone lines granted to Cumberland Telephone & Telegraph Company of record in Book 662, Page 743, said Register's Office.**
4) **Easement for utility purposes reserved in the Deed of record in Book 1713, page 602, said Register's Office.**
5) **The riparian rights of the public in and to the waters of Cumberland River, and Old Hickory Lake.**
6) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as: 1509 Riverside Road, Old Hickory, TN 37138, and for 911 purposes said property address is known as: 1509 Riverside Drive, Old Hickory, TN 37138

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 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 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 my/our hand(s) this **6th** day of **June, 2019.**

Kevin J. Worley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kevin J. Worley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **June, 2019.**

Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expi. 35
Sept. 22, 2019