Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1483

Karen Johnson Davidson County
Batch# 253086 DEEDWARR
07/05/2019 11:01:48 AM 2 pgs
Fees: $13.00 Taxes: $547.60
20190705-0065736

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2019

Notary Public

Commission Expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer L. Anderson 685 Mercer Drive Hermitage, TN 37076	Veterans United Home Loans 1400 Veterans United Dr Columbia, MO 65203	075-11-0-124.00

WARRANTY DEED

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

Bradly Keith Hull (aka Bradley Keith Hull), an unmarried man and Scott Allen Hull, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer L. Anderson, single woman

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. 78A on the Plan of Zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82, Meadows of Tulip Grove, Section One of record in Plat Book 6250, page 304, amending in Plat Book 5200, Page 612, 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 Bradley Keith Hull, an unmarried man and Scott Allen Hull, a married man by Warranty deed from Teresa L. Trimble of record in Instrument No. 20161018-0110235 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on October 18, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 685 Mercer Drive, Hermitage, TN 37076

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 so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Scott Allen Hull executes this instrument on behalf of Bradly Keith Hull (aka Bradley Keith Hull) pursuant to a Specific Power-of-Attorney dated June 26, 2019 and filed for record in Instrument No. 20190705-0005735, in the Register's Office of Davidson County, Tennessee.

Scott Allen Hull, hereby affirms that the above described property was never the primary residence of himself, nor his spouse. Said property was used for investment purposes only.

Dated this the 28th day of June, 2019.

Bradly Keith Hull

By _____ as attorney in fact
Scott Allen Hull, his Attorney-In-Fact

Scott Allen Hull

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott Allen Hull** 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 Brentwood, Tennessee this 28 day of June, 2019.

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
(Notary Seal)

_____
Notary Public
My Commission Expires: 5-23-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Scott Allen Hull as Attorney in Fact for Bradly Keith Hull, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Bradly Keith Hull, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28 day of June, 2019.

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
(Notary Seal)

_____
Notary Public
My Commission Expires: 5-23-23