WARRANTY DEED

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-091518

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Morrisette and Gary Jeffers	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
5728 Brentwood Meadows Circle	P.O. Box 200401	161-13-0-029.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Florence, SC 29502-0401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-THREE THOUSAND AND NO/100 DOLLARS ($233,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUNNY MARIE HULL AND JASON H. HULL, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH MORRISETTE, UNMARRIED WOMAN AND GARY JEFFERS, UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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. 46-B on the Plan of Zone Lot Division, Lot 46, Section Two, Brentwood Meadows of record in Plat Book 5200, Page 782, as amended in Plat Book 6250, Page 664, 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 Jason H. Hull and Sunny Marie Hull, husband and wife by Warranty deed from Anthony Brown, unmarried of record in Instrument No. 20190312-0022261 Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 12, 2019.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5728 Brentwood Meadows Circle, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 295443 DEEDWARR
10/03/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $862.10
20191003-0101217

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 do 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 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 the 30th day of September, 2019

Sunny Marie Hull by Jason H. Hull, her attorney in fact

Sunny Marie Hull by Jason H. Hull, her attorney in fact

Jason H. Hull

Jason H. Hull

STATE OF
COUNTY OF DAVIDSON

On this the 30th day of September, 2019, before me personally appeared Jason H. Hull to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sunny Marie Hull and who acknowledged he/she/they executed the same as the free act and deed of the said Sunny Marie Hull.

Witness my hand and official seal, this the 30th day of September, 2019.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County

STATE OF
COUNTY OF DAVIDSON

On this the 30th day of September, 2019, before me personally appeared Jason H. Hull, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2019.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County

True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY