FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **309,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/16/2020** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

This Instrument Prepared By and Return To:

Karen Johnson Davidson County
Batch# 378681 **DEEDWARR**
03/27/2020 10:57:02 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20200327-0033352

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2711

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Hardy and Samantha Wall	**NEW OWNER**	**018-07-0-030.00**
(NAME) **110 Utley Drive**	(NAME) ,	
(ADDRESS) **Goodlettsville, TN, 37072**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Emilee Hemler and Samuel D. Hemler, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley Owen Hardy, unmarried and Samantha Wall, unmarried, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 57 on the Plan of Section 1, Connell Estates, of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emilee Hemler and Samuel D. Hemler, wife and husband by Deed dated August 25, 2017 from Amanda Dean, Trustee for The Gaines Family Trust, recorded August 29, 2017, in Instrument Number 20170829-0088512, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **110 Utley Drive, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 12 day of **March, 2020.**

Emilee Hemler by Samuel D. Hemler as her attorney-in-fact

Emilee Hemler by Samuel D. Hemler as her attorney-in-fact

Samuel D. Hemler

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Samuel D. Hemler**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 12 day of **March, 2020.**

NOTARY PUBLIC

My Commission Expires: 10/26/2020

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned Notary, personally appeared **Samuel D. Hemler**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Emilee Hemler**, and who acknowledged that he executed the same as the free act and deed of the said **Emilee Hemler**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal this 12 day of **March, 2020.**

NOTARY

My Commission Expires: 10/26/2020

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY