WARRANTY DEED

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-30-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 915007 DEEDWARR
09/09/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20220909-0101308

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas C. Graves	The Farmers Bank	Map & Parcel 075 13 0 053.00
(NAME)	(NAME)	
7607 Chowning Road	PO Box 10	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Billy R. Hale, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas C. Graves, 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. 250, on the Plan of Hermitage Hills, Section II, of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 250 fronts 80.0 feet on the northeast margin of Jacksonian Drive and runs back between lines measuring 160.1 feet on the northwesterly side and 147.5 feet on the southeasterly side to a dead line in the rear on which it measures 92.7 feet.

Being the same property conveyed to Billy R. Hale and wife, Marjorie D. Hale by deed from James B. Herring and wife, Margaret L. Herring of record in Book 7803, Page 188, Register's Office, Davidson County, Tennessee. The said Marjorie D. Hale having since died leaving the subject property vested in Billy R. Hale as the surviving tenant by the entirety..

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3096, Page 5, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 2900, Page 112, Register's Office, Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 227 Jacksonian Drive, Hermitage, TN 37076
(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 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 hand this 9th day of September, 2022.

Billy R. Hale

STATE OF TENNESSEE

COUNTY OF Robertson

On this 9th day of September, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy R. Hale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-20-25

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public,

Certificate of Authenticity

I, Kathy Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/9/22.

Date

Affiant Signature

9/9/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 9th day of September 2022

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON