Davidson County DEEDWARR
Recvd: 02/16/05 09:54 2 pgs
Fees:13.00 Taxes:324.12

20050216-0017518

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FEBRUARY 11, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-14-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew G. Vanderschoot	Matthew G. Vanderschoot	Map 75-13, Parcel 137.00
302 Bonnaridge Drive	700 Hillside Drive	
Hermitage, Tennessee 37076	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SILAS WAYNE STOKES AND WIFE, ROSE F. STOKES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW G. VANDERSCHOOT AND WIFE, SERENITY A. VANDERSCHOOT** , 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:

Being Lot No. 43 on the Plan of Hermitage Hills, as of record in Plat Book 2900, Pages 48 and 49, Register's Office, Davidson County, Tennessee.

Said Lot No. 43 fronts 82.18 feet on the southwesterly margin of Bonnaridge Drive and extends back 150.00 feet on the northwesterly line and 149.7 feet on the southeasterly line to a dead line in the rear measuring 83.6 feet thereon.

Being the same property conveyed to Silas Wayne Stokes and wife, Rose F. Stokes by deed of record from Gerald F. Cowell and wife, Lila Cowell dated February 9, 1985 and recorded February 12, 1985 of record in Book 6491, Page 275, Register's Office, Davidson County, Tennessee.
This is the same property as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Book 2992, Page 53, as amended in Book 2998, Page 231, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 302 Bonnaridge 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 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 February 11, 2005.

Silas Wayne Stokes

Silas Wayne Stokes

Rose F Stokes

Rose F. Stokes

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Silas Wayne Stokes and wife, Rose F. Stokes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this February 11, 2005

Commission expires: 7-14-07

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Dana Loggins

Notary Public