File No. 250500337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Vanessa Janeksela
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/4/05
(AFFIX SEAL)

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Janeksela	NEW OWNER	162-1-B-67
(NAME)	(NAME)	
478 Claircrest Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/13/05 14:14 2 pgs
Fees:13.00 Taxes:305.25

20050513-0054386

FOR AND IN 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, **Shari Hart, unmarried and Willie Hart, married joined by spouse Wanda L. Hart**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanessa Janeksela**, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 67 on the Plan of Clairmont Subdivision, Phase 2, of record in Plat Book 6050, Page 323, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shari Hart and Willie Hart by Warranty Deed from Dawn Pascoe Moon, of record in Book 11034, Page 555, dated July 23, 1998, Register's Office for Davidson County, Tennessee.

Taxes for the year 2004 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

All matters as shown on plan of record in Book 6050, page 323, said Register's Office.

All matters as shown on the Boundary Plan of record in Book 6200, page 393, said Register's Office.

Terms, conditions, easements, rights and liens as set forth in Declaration of Covenants, Conditions and Restrictions for Clairmont Subdivision, and the By-Laws appended thereto, of record in Book 6988, page 542, as amended in Book 7269, page 223, Book 7891, page 590, Book 8027, pages 258, 261 and 264 and Book 8784, page 328, said Register's Office.

Storm water detention agreement of record in Book 6719, page 701, said Register's Office.

Rights of others in and to the common areas.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 478 Claircrest Drive, Antioch, TN 37013
(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 GRANTEE(S), HER 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HER 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 10th day of May, 2005.

Wanda L. Hart by Willie Hart

Shari Hart

Wanda L. Hart by Willie Hart as Attorney-in-Fact
** Wanda L. Hart, wife of Willie Hart joins in this instrument to convey any and all marital interest she has in said property.**

Willie Hart

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

~~STATE of Tennessee~~
~~COUNTY of Davidson~~ HAD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Shari Hart, unmarried and Willie Hart, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/10/2005

My Commission Expires: 1/4/06

Notary Public

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE of Tennessee
COUNTY of ~~Davidson~~ HAD Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wanda L. Hart by Willie Hart as Attorney-in-Fact, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained, and that he is authorized by the maker, Wanda L. Hart..

Witness my hand and Official seal this 10th day of May, 2005

My Commission Expires: 1/4/06

Notary Public

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 250500337

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027