File No. 251100722

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/05 12:46 2 pgs
Fees:13.00 Taxes:612.35

20051129-0143414

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 3-25-06

(AFFIX SEAL)

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mitchell Turton	GMAC Mortgage Corporation	Map 042-16-0A
(NAME) 303 Hickory Chase Court	(NAME) P. O. Box 780	Parcel 013.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Waterloo, IA 50702-0780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tonya R. Dennis, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mitchell Turton, married,** HEREINAFTER CALLED THE GRANTEE, his 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 all of Lot No. 13, on the Final Plat, Hickory Chase, as shown by plat appearing of record in Plat Book 7900, Page 973, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tonya R. Dennis, unmarried by Warranty Deed dated June 27, 2001 of record in Instrument No. 20010703-0070963, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 9683, Page 193 and in Book 10279, Page 741; Charter for Homeowners' Association of record in Book 10264, Page 975; Storm Water Detention Agreement of record in Book 7681, Page 376; Quitclaim Deed to Homeowners' Association of record in Book 10264, Page 977; Right-of-Way Easement for Highway Purposes of record in Book 4824, Page 217; Right-of-Way Easement of record in Book 5135, Page 164; Sanitary Sewer and/or Storm Drainage Easement of record in Book 4611, Page 74, Book 4611, page 71 and in Book 5559, Page 548; all matters shown on plat of record in Plat Book 7900, Page 973; all in the Register's Office for Davidson County, Tennessee.

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 303 Hickory Chase Court, Madison, TN 37115
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 28th day of November, 2005.

Tonya R. Dennis

STATE OF TENNESSEE

COUNTY OF WILSON

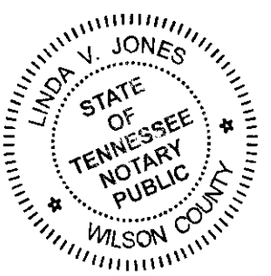
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tonya R. Dennis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of November, 2005.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

(seal)



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