10-17

File No. 270801804

# WARRANTY DEED

Lisa Hodges State of Tennessee Notary Public County of Sumner

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 02-12-08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/11/07 10:15 2 pgs
Fees:13.00 Taxes:580.90
20070911-0108849

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jon Hazelip | Same as new Owner | 053-06-0B-106.00CO |
| (NAME) 2015 Waterford Drive | (NAME) | |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) | |
| (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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Larry Joe Yoder, a single person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon L. Hazelip, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 31, Pahse 5B, on the Plan of Waterford, as of record in Plat Book 7900, Pages 838-839, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry Joe Yoder, a single person by Special Warranty Deed from Thomas Staten, Secretary if Veterans Affairs of record in Instrument No. 20000513-0049350, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462 Book 9530, page 185 and Book 9530, Page 189 , Register's Office of said County.

Subject to all matters as set forth per Plat Book 7900, Page 838 and Book 7900, Page 839, Register's Office of said County.

By-Laws as shown of record in Deed Book 8715, Page 583, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8711, Page 701, Register's Office for said County.

Subject to Quitclaim Deed to HOA for Common Area of record in Book 9752, Page 82, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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.

RET Cumberland Title - Hdrc

unimproved ☐

This is improved ☒ property, known as 2015 Waterford Drive, Old Hickory, TN 37138
(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), HIS 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), 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 hands this 5th day of September, 2007.

Larry Joe Yoder

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Larry Joe Yoder, a single person the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of September, 2007.

Commission expires: 02/12/08

Notary Public

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

**File Number: 270801804**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122