WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/08 09:13 2 pg
Fees:13.00 Taxes:514.95

20080827-0087835

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,175.00

Danielle Wolff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: February 24, 2009
(AFFIX SEAL)

RACHEL HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 2/24/09

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Hewitt	Michael D. Hewitt	151100A30500C0
(NAME)	(NAME)	
7089 South Hampton Drive	7089 South Hampton Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Tonya Quarles and husband, Derek Quarles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Hewitt and wife, Jillian A. Hewitt, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Long Hunter Chase, PUD, Phase #, as of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tonya Quarles and Derek Quarles as joint tenants with rights of survivorship by Quit Claim Deed dated January 25, 2007 from Tonya Quarles f/k/a Tonya Stanton of record in Instrument Number 20070129-0011443, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 7089 South Hampton 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 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 our hands this 22nd day of August, 2008.

Derek Quarles

Tonya Quarles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 22 day of August, 2008, before me personally appeared Tonya Quarles and husband, Derek Quarles, to me known or who proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 22nd day of August, 2008.

Commission expires: February 24, 2009

Kayla L. Harrington Notary Public

KAYLA L. HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 2/24/09