File No. 210040536

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100030781 DEEDWARR
Recvd: 05/21/10 12:57 2 pgs
Fees:13.00 Taxes:469.53
20100521-0039379

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/09/2012
(AFFIX SEAL)

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 01/09/2012

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keona D. Harrison	New Owner	08612010900
(NAME)	(NAME)	
101 Saddlestone Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Joel S. Trexler** , hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Keona D. Harrison, a single person** hereinafter called the grantee(s), I heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16 on the FINAL PLAT, ROCKWOOD ESTATES, as shown by plat of record in Instrument No. 20001013-0102078, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joel S. Trexler by Quit Claim Deed dated September 10th, 2003, from LaShonda Trexler and filed for record on May 6th, 2010,, in Instrument No. 20100506-0034423, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20001013-0102078, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20010228-0018556, Register's Office of said County.

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 101 Saddlestone Court, 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 GRANTEE(S), I 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 t he title to the said land to the said GRANTEE(S), I 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 19th day of May, 2010.

Joel S. Trexler
By Carol Palmer, his atty in fact

Joel S. Trexler
By Carol Palmer, his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carol Palmer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20100521-0039378, Registers Office for Davidson, the **Attorney-in-Fact** of Joel S. Trexler (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 19th day of May, 2010.

Witness my hand at office this 19th day of May, 2010.

Commission expires: 9.2.2013

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210040536

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122