File No. 210050256

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

X Susan W. O'Reilly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAM K. THOMAS SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Lazenby	NEW OWNER	160110A12100CO
(NAME)	(NAME)	
51 Ashington Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100036509 DEEDWARR
Recvd: 06/16/10 11:17 2 pgs
Fees:13.00 Taxes:1443.00

20100616-0046687

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, Rebecca C. Schimmel, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James A. Lazenby and Susan W. O'Reilly, husband and wife as tenants in common,** hereinafter called the grantee(s), THEIR 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. 121 on the Plan of Resubdivision of Lots 120-122, Phase IV, Hemmingwood, of record in Book 6200, Page 844, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca C. Schimmel, unmarried, by Deed from Mary Bennie Wilson, unmarried, dated October 29, 2009 and filed for record on October 30, 2009 in Instrument No. 20091030-0100208, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Book 6200, Page 844, said Register's Office.

Restrictions of record in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 268, Book 6948, Page 268, and Book 7269, Page 387, said Register's Office.

Storm Water Detention Agreement Easement of record in Book 6728, Page 673, said Register's Office.

Sanitary Sewer Easement of record in Book 7597, Page 695, said Register's Office.

Sanitary Sewer Easement of record in Book 7597, Page 723, said Register's Office

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 51 Ashington Lane, Brentwood, TN 37027
(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), THEIR 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), 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 my/our hands this 10th day of June, 2010.

Rebecca C. Schimmel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rebecca C. Schimmel, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 10th day of June, 2010.

Commission expires:

11/10/13

Notary Public

File Number: 210050256

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

