File No. 210110197

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

Mandy Alsup State of Tennessee Notary Public Wilson Co.

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

BILL GARRETT, Davidson County
Trans:T20110000273 DEEDWARR
Recvd: 01/03/11 11:51 2 pgs
Fees:13.00 Taxes:699.30
20110103-0000377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith A. Treesh	Wilson Bank & Trust	Map 075110A05000
(NAME)	(NAME)	
1240 Andrew Donelson Drive	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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, **Gail D. Blesie, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Keith A. Treesh, a married man and Kathy S. Treesh, a married woman**, 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. 43 on the plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for 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 GAIL D. BLESIE, AN UNMARRIED WOMAN by Deed from MIKEL P. BRODNAK AND WIFE, LAURIE M. BRODNAK, dated 09/21/2007 and filed for record on 10/09/2007 in Instrument No. 20071009-0120043, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 9700, Page 88, Plat Book 9700, Page 525, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10337, Page 102, as amended in Book 11029, Page 414, said Register's Office.

Easement of record in Book 6838, Page 485, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9803, Page 670, and Book 9820, Page 924, said Register's Office.

Deed of Conveyance of record in Book 11497, Page 601, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 11114, Page 771, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to The Homeowner's Association as shown of record in Instrument No. 20090115-0003848, 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 1240 Andrew Donelson Drive, 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), 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 29th day of December, 2010.

Gail D. Blesie

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gail D. Blesie 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of December, 2010.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210110197

RETURN TO:

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