File No. 210110433

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110002376 DEEDWARR
Recvd: 01/12/11 13:29 2 pgs
Fees:13.00 Taxes:436.60
20110112-0003364

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-28-12
(AFFIX SEAL)

JACKSON M. WELCH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Budchangan	Sarah Budchangan	07605004700
(NAME)	(NAME)	
4933 Shadowlawn Drive	4933 Shadowlawn Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, We, Fredrick Bartlett and Tina Bartlett, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Sarah Budchangan, 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. 44, on the plan of Hidden Hill, of record in Plat Book 4860, Page 43, in the 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 Frederick and Tina Bartlett by Deed from LaSalle Bank National Association as Trustee for Certificate Holders of Bear Stearns Asset Backed Securities, Inc., Series 2001-3, dated 05/27/2004 and filed for record on 06/09/2004 in Instrument No. 20040609-0067991, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

All matters as set forth per Plat Book 4860, Page 43, said Register's Office.

Restrictions of record in Book 4938, Page 337, said Register's Office.

Property Taxes for 2011 have been pro-rated between Grantor and Grantee. Property taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

Rights of tenants under any unrecorded leases.

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 4933 Shadowlawn 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 ~~7th~~ 31st day of ~~January~~ December, ~~2011~~ 2010. gs

Fredrick Bartlett
Fredrick Bartlett

Tina Bartlett
Tina Bartlett

STATE OF ~~TENNESSEE~~ Arizona gs.
COUNTY OF ~~WILLIAMSON~~ Yavapai

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Fredrick Bartlett and Tina Bartlett, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this ~~1/7/2011~~ 12/31/2010 gs

Witness my hand at office this ~~7th~~ 31st day of ~~January~~ December, ~~2011~~ 2010 gs.

Commission expires: 03-04-2014

Julie Sudol
Notary Public
Yavapai County, Arizona
My Comm. Expires 03-04-2014

Notary Public

File Number: 210110433

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064