WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110029577 DEEDWARR
Recvd: 05/18/11 12:49 2 pgs
Fees:13.00 Taxes:569.80
20110518-0038081

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirkland E. Larson		086-00-0-035.00
(NAME) 229 HIDDEN HARBOUR DR	(NAME) SAME	
(ADDRESS) MT. JULIET TN 37122	(ADDRESS)	
(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, **William F. Hosey and wife, Ann H. Hosey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kirkland E. Larson and Rebecca N. Larson, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr., and Company, May 25, 1961, as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd., said point being 629.41 feet north of the intersection of said westerly margin of Old Hickory Blvd. and northwesterly margin of Tennessee Central Railroad; thence north 78 degrees 38' west 583.83 feet to a point in Stoners Creek; thence with said creek north 2 degrees 41' east 110.57 feet; thence south 86 degrees 25' east 593 feet to the westerly margin of Old Hickory Blvd; thence with the same and around a slight curve having a radius of 1,399.84 feet southerly 190.16 feet to the beginning, containing 2.037 acres more or less.

Being the same property conveyed to William F. Hosey and wife, Ann H. Hosey by Deed dated April 15, 1971, from Robert H. Rozetta and wife, Alma S. Rozetta and filed for record on April 23, 1971, in Book 4496, Page 83, Register's Office for said County.

Easement to Consolidated Utility District of record in Book 5649, Page 464, Register's Office for Davidson County, Tennessee.
Agreement for DedicSanitary Sewer Easement of record in Book 7346, Page 967, Register's Office for said County.
Easement for the flow of Stoners Creek, as much as thereon may flow, from time to time.
Real Property Taxes for the year 2011 and subsequent years, a lien not yet due and payable.

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 4124 Andrew Jackson Parkway, 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/or 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/or 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 13 day of May, 11.

William F. Hosey

William F. Hosey

Ann H. Hosey

Ann H. Hosey

State of Tennessee
County of Wilson

Personally appeared before me William F. Hosey and Ann H. Hosey, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of May, 2011.

Notary Public Marilyn C Newman
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122