WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,200.00

Alicia Bartlett
Affiant Terry Bartlett

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2011.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 11-5-2012

(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
Andrew K. Preston	Primelending	086140B12200CO
(NAME)	(NAME)	
3453 PARKWOOD Court	18111 Preston Rd Ste 900	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20110032546 DEEDWARR
Recvd: 06/01/11 14:35 2 pgs
Fees: 13.00 Taxes: 544.64
20110601-0041833

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, **Alicia M. Bartlett and husband, Terry Bartlett**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew K. Preston, an unmarried man**, 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 Davidson County, Tennessee, being Lot No. 72, on the plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Pages 738-739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alicia M. Bartlett by Deed from Kelly M. McNamee, a single person, dated 11/30/2001 and filed for record on 12/04/2001 in Instrument No. 20011204-0132798, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alicia M. Bartlett and husband, Terry Bartlett by Deed from Alicia M. Bartlett and M. Norris Jenkins, Trustee, dated 09/11/2002 and filed for record on 09/13/2002 in Instrument No. 20020913-0111579, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 225, Plat Book 6900, Page 738-739, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7170, Page 987, as amended in Book 7628, Page 6 and Book 7940, Page 565, said Register's Office.

Stormwater Detention Agreement to Metro Government of Nashville of record in Book 7107, Page 408, said Register's Office.

Charter of the Homeowner's Association of record in Book 7114, Page 370, 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 3453 PARKWOOD 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), 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 27th day of May, 2011.

Alicia M. Bartlett

Terry Bartlett

State of Tennessee
County of Wilson

Personally appeared before me Alicia M. Bartlett and Terry Bartlett, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2011.

Notary Public
My Commission Expires: 11·5·2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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