# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110038232 DEEDWARR
Recvd: 06/27/11 11:36 2 pgs
Fees:13.00 Taxes:673.40

20110627-0048936

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-2-2013

(AFFIX SEAL)

MICHAEL SULCER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

**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 |
|---|---|---|
| Michael Hendershot | Michael Hendershot | 09704001800 |
| (NAME) 4064 Port Cleburne Lane | (NAME) 4064 Port Cleburne Lane | |
| (ADDRESS) Mt. Juliet, TN 37122 | (ADDRESS) Mt. Juliet, TN 37122 | |
| (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, **Patrick O'Neal and Erin O'Neal**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Hendershot,** married, 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. 60 on the Plan of Lake Park, Section One, of record in Plat Book 4175, Page 134 & 135, of the Register's Office of 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 Patrick O'Neal and Erin O'Neal by Deed from Christopher Hawkins and Whitney Hawkins, dated 02/27/2009 and filed for record on 03/06/2009 in Instrument 200903060020251, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4175, Page 134-135, said Register's Office.

Restrictions of record in Book 4429, Page 577, as amended of record in Book 4516, Page 751, said Register's Office.

Charter of record in Book 4669, Page 746, said Register's Office.

Charter of record in Book 9949, Page 538, 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 ☐

File No.: 01288-3645
SMG TN Warranty Deed

This is improved ☑ property, known as 4064 Port Cleburne Lane, 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 23 day of June, 2011.

* Patrick O'Neal

Patrick O'Neal

* Erin O'Neal

Erin O'Neal

State of Colorado
County of Jefferson

Personally appeared before me Patrick O'Neal and Erin O'Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2011.

* Deborah Kummet

Notary Public Deborah Kummet
My Commission Expires: My Commission Expires 12/4/2013
3500 S. Wadsworth Blvd.
Lakewood, CO 80235

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

