WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039524 DEEDWARR
Recvd: 07/01/11 10:14 2 pgs
Fees:13.00 Taxes:551.30
20110701-0050444

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 $149,000.00

x Jamie M. Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2011.

Marilyn C. Newman
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
Thomas Mitchell Lynch Sr.	Mortgage Investors Group	075120B02100CO
(NAME)	(NAME)	
3960 Bell Road #110	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37075	Knoxville, TN 37923	
(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, **Eric L. Nelson and Anne M. Nelson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomas Mitchell Lynch Sr. and Jamie M. Lynch, 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 Davidson County, Tennessee, being Lot No. 92, on the plan of Brookside Woods, Phase One and A Portion of Phase Two, Section 1, a Planned Unit Development of record in Plat Book 9700, page 397, 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 ERIC L. NELSON AND ANNE M. NELSON, HUSBAND AND WIFE by Deed from NVR INC., A VIRGINIA CORPORATION TRADING AS FOX RIDGE HOMES, dated 10/17/2001 and filed for record on 10/19/2001 in Instrument No. 20011019-0114573, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 9700, Page 362, Plat Book 9700, Page 397, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10444, Page 213, as amended of record in Book 11103, Page 156, as amended of record in Book 11453, Page 900, said Register's Office.

Easement to Cumberland Utility District and First Suburban Water Utility District of record in Book 5609, Page 627, said Register's Office.

Deed of Conveyance of record in Book 11497, Page 577, said Register's Office.

Charter of record in Book 10451, Page 506, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 11450, Page 112, 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 917 Waynewood 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 30th day of June, 2011.

X _____
Eric L. Nelson

_____
Anne M. Nelson

State of Tennessee
County of Wilson

Personally appeared before me Eric L. Nelson and Anne M. Nelson, 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 30th day of June, 2011.

_____
Notary Public
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