WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110040487 DEEDWARR
Recvd: 07/06/11 14:23 2 pgs
Fees:13.00 Taxes:569.80
20110706-0051746

JULIE A. ADAMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Brenda Shelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2011.

Julie A. Adams
Notary Public

MY COMMISSION EXPIRES: 12-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Wharton and Dorothy W. Solomon	**Guaranty Trust Company**	33-3-B-94 CO
(NAME) 109 Ivy Hill Lane	(NAME) **P.O. Box 1218**	
(ADDRESS) Goodlettsville, TN 37072	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Michael J. Lavelle, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy C. Wharton, an unmarried man and Dorothy W. Solomon, an unmarried woman, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTEES, 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. 92 on the Plan of Dry Creek Farms, Phase 2, Section 2 of record in Instrument No. 20050825-0101280, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael J. Lavelle, an unmarried man, by deed of record in Instrument Number 20070921-0113229 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Dry Creek Farms, Phase 3, Section 2 of record in Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20040921-0113624 and Instrument No. 20060130-0011538, Register's Office for Davidson County, Tennessee. Easements of record in Instrument No. 20031001-0145056, Register's Office for Davidson County, Tennessee. Deed to Dry Creek Farms HOA of record in Instrument No. 20041105-0133611, Register's Office for Davidson County, Tennessee. TVA Easement as shown on the Plan of record in Book 4175, page 8, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7695, page 562, said Register's Office. Subject to title to that portion of the premises within the bounds of Old Dickerson Road and easement for 6-inch water line therein; Subject to easement for 6-inch water line within the bounds of the abandoned Highland Heights Drive, as shown on the Plan of Solitude Acres, Section One, of record in Plat Book 4175, page 8, said Register's Office; Grant of Transmission Line Easement of record in Book 3248, page 58, said Register's Office; Easement to United States of America for electric power transmission and telecommunication purposes of record in Book 10752, page 679, said Register's Office, which references existing easement of record in Book 3248, page 58, said Register's Office; and Declaration of Covenants, Conditions and Restrictions for Dry Creek Farms, of record as Instrument No. 20031001-0145053, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 109 Ivy Hill Lane, Goodlettsville, TN 37072

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of June, 2011.

Michael J. Lavelle

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Lavelle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of June, 2011.

Commission expires:

Notary Public

