WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,987.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/19/2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — AMANDA M. CLARK — COMMISSION EXP. DATE: NOVEMBER 19, 2013

BILL GARRETT, Davidson County
Trans:T20110048523 DEEDWARR
Recvd: 08/08/11 15:45 2 pgs
Fees:13.00 Taxes:647.45
20110808-0061096

...RN TO:
... ESCROW, LLC
...ST, STE 300
...D, TN 37130

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew E. Van Hulle	New Owner	164100A12100CO
(NAME)	(NAME)	
2612 Mountain Dale Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Roger E. Idstrom, Jr. and Jennifer M. Idstrom, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew E. Van Hulle, a single 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 all of Lot No. 327, on the plan of Village Two, Summerfield, of record in Instrument No. 200009290096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Roger E. Idstrom, Jr. and Jennifer M. Idstrom, husband and wife by Deed from Southern Home Builders LLC, a Tennessee limited liability company, dated 12/04/2002 and filed for record on 12/19/2002 in Instrument 200212190156648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Instrument 200009290096421, said Register's Office; Restrictions of record in Book 11588, Page 484, as amended of record in Book 11669, Page 376, as amended of record in Instrument 200103080021946, as amended of record in Instrument 200105040046260, as amended of record in Instrument 200305270071168, said Register's Office; By-Laws of record in Book 11648, Page 662; said By-Laws were amended of record in Instrument 200105040046261; Stormwater Detention Agreement of record in Instrument 200001130004777; Charter of record in Book 11648, Page 660; Charter of record in Instrument 200103260028531; Quitclaim Deed to The Homeowner's Association of record in Instrument 200105140049520; Davidson County taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or 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 2612 Mountain Dale Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-3831
SMG TN Warranty Deed

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 2nd day of August, 2011.

Roger E. Idstrom Jr.

Jennifer M. Idstrom

State of Tennessee
County of Williamson

Personally appeared before me Roger E. Idstrom Jr. and Jennifer M. Idstrom, 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 2nd day of August, 2011.

Notary Public
My Commission Expires: 11/12/13

THOMAS SIDWELL K. WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064