File No. 210110327

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/11 15:11 3 pgs
Fees:18.00 Taxes:347.80
20110825-0065900

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 20 11.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015
(AFFIX SEAL)

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Samuel	State Farm Bank	173050A18200CO
(NAME) 1735 Red Jacket Drive	(NAME) 111 Corporate Office Ste 300	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Earth City, MO 63045	
(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, I, Jennifer A. Sturm, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kenneth L. Samuel and Sherry A. Samuel, husband and wife, hereinafter called the grantee(s), HIS/HER/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. 182 (One Hundred Eighty-Two) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended in Instrument Number 20051114-0136938, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer A. Sturm by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument Number 20060504-0051681, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the P.U.D. boundary plat of record in Instrument No. 2005128-0010427, Register's Office for Davidson County, Tennessee.

All matters as set forth in the Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee.

Easement and all other matters as contained in Instrument No. 20050811-0095171, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 and subsequent years, a lien, not yet due and 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 1735 Red Jacket Drive, Antioch, TN 37013
(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), heirs and 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), 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 17 day of December, 2010.

Jennifer A. Sturm

STATE OF TN
COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Jennifer A. Sturm** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17 day of December, 2010.

Commission expires:
May 2, 11

BLAIR WYATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Blair Wyatt
Notary Public

File Number: 210110327
RETURN TO:
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

Notary Public

My Commission Expires: June 14, 2015

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