# WARRANTY DEED

RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110057379 DEEDWARR
Recvd: 09/15/11 13:24 2 pgs
Fees:13.00 Taxes:447.70

20110915-0071724

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

**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 |
|---|---|---|
| David T. Dassau | First Community Mortgage | 07412003900 |
| (NAME) | (NAME) | |
| 187 Jacksonian Drive | 275 Robert Roase Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Murfreesboro, TN 37129 | |
| (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, **Chad E. Hazen and Kimberly Shea Hazen,Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David T. Dassau and Lindsay C. Dassau, 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. 634 on the Plan of Hermitage Hills, Section Seven, as of record in Plat Book 3300, Pages 62 and 63, 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 Chad E. Hazen and Kimberly Shea Hazen, husband and wife by Deed from Reinaldo R. Alea, Jr. and wife, Peggy A. Alea, dated 09/30/2004 and filed for record on 10/01/2004 in Instrument 200410010118466, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3300, Page 62-63, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 187 Jacksonian Drive, 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 2nd day of September, 2011.

Chad E. Hazen

Kimberly Shea Hazen

State of Tennessee
County of Wilson

Personally appeared before me Chad E. Hazen and Kimberly Shea Hazen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of September, 2011.

Notary Public Escrow Officer
My Commission Expires: 7-6-16

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LYNN M. HAMMOND

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