WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,295.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-5606

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jo C. Littlejohn	NEW OWNER	155080B00400CO
(NAME)	(NAME)	
6417 Sugar Maple Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110072394 DEEDWARR
Recvd: 11/16/11 11:07 2 pgs
Fees:13.00 Taxes:811.39
20111116-0089511

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, **Linda Susan Waldrop, Trustee of The Linda Susan Waldrop Revocable Living Trust , dated November 16, 2009**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jo C. Littlejohn and Mark Edward Littlejohn, wife and husband**, 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. 4 on the Plan of South Colony at Riverbend, Phase 1, as of record in Plat Book 6900, Page 271, 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 Linda Susan Waldrop, married by Deed from Michael E. Smilansky and wife, Inna G. Smilansky, dated 01/15/2001 and filed for record on 01/17/2001 in Instrument 200101170005094, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Susan Waldrop by Deed from Linda Susan Waldrop and husband, Fred Michael Waldrop, dated 06/27/2003 and filed for record on 07/21/2003 in Instrument 200307210101839, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Susan Waldrop, Trustee and her successors in trust of The Linda Susan Waldrop Revocable Living Trust by Deed from Linda Susan Waldrop, dated 11/16/2009 and filed for record on 11/19/2009 in Instrument 200911190106668, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 271, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7199, Page 119, said Register's Office. Said restrictions were amended in Book 9792, Page 20, said Register's Office.
Said By-Laws were amended of record in Book 7781, Page 645 and Book 9792, Page 24, said Register's Office.
Warranty Deed to The Homeowner's Association of record in Book 7781, Page 637, said Register's Office.

Charter of record in Book 8748, Page 816, said Register's Office.
~~Trust Agreement of record in Instrument 200911190106670, said Register's Office.~~
County of Davidson taxes for the year 2012 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 6417 Sugar Maple Lane, Nashville, TN 37221
(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 my hand this 10th day of November, 2011.

Linda Susan Waldrop, Trustee of The Linda Susan Waldrop Revocable Living Trust

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 Linda Susan Waldrop, Trustee of the Linda Susan Waldrop Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2011.

Notary Public
My Commission Expires: 9/25/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY