WARRANTY DEED

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-22-2014

(AFFIX SEAL)

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
Ronnie O. Bender	Suntrust Mtg. Inc	05212010500
(NAME)	(NAME)	
1237 Shawnee Road	5600 Cox Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Glen Allen, VA 23060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110075323 DEEDWARR
Recvd: 11/30/11 10:38 2 pgs
Fees:13.00 Taxes:506.90
20111130-0093000

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 Gayle Barnes, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ronnie O. Bender, married**, 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. 76 on the Plan of Sequoia Valley, Section 2, as of record in Plat Book 3700, Page 114, Registers Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roger Dale Barnes and wife, Linda Gayle Barnes by Deed from Glenn A. Yates and wife, Barbara Yates, dated 10/02/1992 and filed for record on 10/05/1992 in Book 8748, Page 164, Register's Office for Davidson County, Tennessee.

The said Roger Dale Barnes having since deceased on 11/17/2009 leaving Linda Gayle Barnes as sole surviving heir.

All matters as set forth per Plat Book 3700, Page 114, said Register's Office.

Agreement of record in Book 4627, Page 209, 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 1237 Shawnee Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-5325
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 my hand this 16th day of November, 2011.

Linda Gayle Barnes

Linda Gayle Barnes

State of Tennessee
County of Wilson

Personally appeared before me Linda Gayle Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2011.

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

LYNN M. HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

After recording return to:
Realty Title
599 Sam Ridley Pkwy W #103
Smyrna, TN. 37167