26 B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077392 DEEDWARR
Recvd: 12/07/11 12:24 2 pgs
Fees:13.00 Taxes:439.93
20111207-0095549

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-24-15

(AFFIX SEAL)

NICOLE M. MILLER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Judy D. Dean	New Owner	151-10-0A-095.00
(NAME)	(NAME)	
7408 E Winchester Drive		
(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, **Joshua D. Fenn and wife, Larissa S. Fenn**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Judy D. Dean, an unmarried woman**, 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. 301, on the Final Plat of Villages of Long Hunter P.U.D. , Phase 1, as shown by plat appearing of record in Instrument No. 20010123-0006894, 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 Joshua D. Fenn and wife, Larissa S. Fenn by Warranty Deed dated April 18, 2007, from Ricky H. McGee and filed for record on April 23, 2007, in Instrument No. 20070423-0048208, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Instrument No. 20010123-0006894, Register's Office of said County.

All matters as set forth on the boundary plat of record in Instrument No. 20000207-0012630, Register's Office f or said County, .

Restrictive Covenants of record in Instrument No. 20010531-0056382, Amended in Instrument No. 20031111-0164945, Register's Office of said County.

TVA Transmission Line Easement as shown of record in Book 2338, Page 466, Register's Office for said County.

Transmission Line Easement as shown of record in Book 4428, Page 575, Register's Office for said County.

Declaration of Taking of record in Book 4446, Page 423, Register's Office for said County, .

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 8197, Page 288 and Book 8358, Pages 91 & 94, Register's Office for said County, .

Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, Register's Office for said County,

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 7408 E Winchester 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), 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 1 day of December, 2011.

Joshua D. Fenn

Larissa S. Fenn

State of North Carolina
County of Wake

Personally appeared before me Joshua D. Fenn and Larissa S. Fenn, 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 1st day of December, 2011.

Notary Public Kay W. Oak
My Commission Expires: April 01, 2016

KAY W. OAK NOTARY PUBLIC WAKE COUNTY, N.C.

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027