03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120012094 DEEDWARR
Recvd: 02/17/12 14:26 2 pgs
Fees:13.00 Taxes:1350.50
20120217-0014253

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Munyette T. Moore	WEICHERT FINANCIAL	160160B05300CO
(NAME) 5587 Hill Road	(NAME) 225 LITTLETON ROAD	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) MORRIS PLAINS, NJ 07950	
(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, **Jeffrey D. Black and wife, Dolores A. Black**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Munyette T. Moore,** _____, 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. 56 on the Plat of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, page 936-941, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jeffrey D. Black and wife, Dolores A. Black by Deed from Santoro Custom Builders Inc., dated 07/27/2004 and filed for record on 08/09/2004 in Instrument 200408090095607, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 9700, Page 653-654, Plat Book 9700, Page 936-941, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200005310053798, said Register's Office. Said restrictions were amended in Instrument 200008310086366, said Register's Office.
Restrictions of record in Instrument 200309240141511, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 7902, Page 389, said Register's Office.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8371, Page 320, said Register's Office.
Storm Water Detention Agreement of record in Book 11115, Page 281, said Register's Office.
Storm Water Detention Agreement of record in Book 11115, Page 286, said Register's Office.
Charter of record in Instrument 200005240051842, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200102080012529, 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 5587 Hill Road, Brentwood, TN 37027
(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 14th day of February, 2012.

Jeffrey D. Black by Dorothy E. Galloway Attorney In Fact

Dolores A. Black by Dorothy E. Galloway Attorney In Fact

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 Dorothy E. Galloway, with whom I am personally acquainted and who proved herself to be the attorney in fact of Jeffrey D. Black and Dolores A. Black and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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