WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/12 09:05 3 pgs
Fees:18.00 Taxes:351.50
20120328-0026230

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-2-15

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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
Owen Wade Lantz	Owen Wade Lantz	09805016100
(NAME)	(NAME)	
4280 Rachel Donelson Pass	4280 Rachel Donelson Pass	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Doreen W. Clement, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Owen Wade Lantz, an unmarried man**, 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. 53-B, on the plan of Zone Lot Division, Lots 4, 5, 6 & 53, Hunter's Point Subdivision, of record in Plat Book 6200, Page 173 amending Plat Book 5200, Page 736, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The K. Mark Midgett Revocable Living Trust by Deed from K. Mark Midgett and Wendy C. Midgett dated June 22, 2010 of record in Instrument 201006280050237 and as corrected by Correction Quitclaim Deed of record in Instrument 20111028-084060, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Doreen W. Clement, an unmarried woman by Warranty Deed from K. Mark Midgett, Trustee and Wendy C. Midgett, Trustee of the K. Mark Midgett Revocable Living Trust dated October 5, 2011 of record in Instrument 20111028-0084061, Register's Office for Davidson County, Tennessee.

All matters on the Plan of record in Plat Book 6200, Page 173 and Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3814, Page 592; ; Book 3897, Page 925; Book 6207, Page 609 and Book 6279, Page 741, Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Book 6256, Page 293, Register's Office for Davidson County, Tennessee.

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 5111 Hunters Point Lane, 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 my hand this 22nd day of March, 2012.

Doreen W. Clement

State of Tennessee
County of Wilson

Personally appeared before me Doreen W. Clement, 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 22nd day of March, 2012.

Notary Public
My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

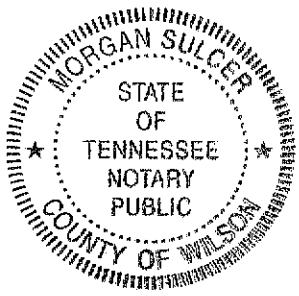
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013