WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120039045 DEEDWARR
Recvd: 05/29/12 13:29 2 pgs
Fees:13.00 Taxes:878.75

20120529-0046157

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-20-12

(AFFIX SEAL)

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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
Gwendolyn H. Root	Same	075150A32300CO
(NAME)	(NAME)	
323 Wiles Court		
(ADDRESS)	(ADDRESS)	
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, **Norris Luton Hickerson and Barbara McGlawn Hickerson Revocable Trust dated June 28, 2011**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gwendolyn H. Root**, 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 Unit No. 323, as shown on the plan of Stoner's Glen, Phase Four, a Horizontal Property Regime, filed as Exhibit A to and established by the Declaration of record in Instrument 200005260052723 and amended in Instrument 200401150006286 corrected in Instrument 200407120082694 and further amended in 200012150123565, 200201150006136, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Norris Luton Hickerson and Barbara McGlawn Hickerson, Trustee under the Revocable Trust Agreement of Norris Luton Hickerson and Barbara McGlawn Hickerson dated June 28, 2011 by Deed from Norris L. Hickerson and wife, Barbara M. Hickerson, dated 06/28/2011 and filed for record on 06/30/2011 in Instrument 201106300050007, Register's Office for Davidson County, Tennessee.
David A. Hickerson is now acting as successor trustee.

All matters as set forth per Instrument 200401070002851, Instrument 200407120082694, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200005260052723, as amended of record in Instrument 200012150123565, as amended of record in Instrument 200201150006136, as amended of record in Instrument 200401150006286 corrected in Instrument 200407120082694, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 4771, Page 495, said Register's Office.

Easement of record in Book 6838, Page 490, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 8140, Page 361, said Register's Office.

Office.

Storm Water Detention Agreement of record in Instrument 200312020173057, said Register's Office.

Charter of record in Instrument 200005260052724, said Register's Office.

Charter of record in Instrument 200201160006779, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200903110021934, said Register's Office.

Abstract of Trust of record in Instrument 201106300050006, 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 323 Wiles Court, 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 our hands this 18th day of May, 2012.

David A Hickerson, Successor Trustee

David A. Hickerson, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared David A. Hickerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of Norris Luton Hickerson and Barbara McGlawn Hickerson Revocable Truste dated June 28, 2011, the within named bargainor, a trust, and that he as such Successor Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as David A. Hickerson, Successor Trustee.

Notary Public
My Commission Expires: 8.3.15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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

File No.: 01288-8172
SMG TN Warranty Deed