(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-18-2014

(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
Glenn D. Fedor Jr.	Sumner Bank & Trust	086040A00200CO
(NAME)	(NAME)	
4304 Oakcrest Lane	780 Browns Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120046991 DEEDWARR
Recvd: 06/26/12 09:42 2 pgs
Fees:13.00 Taxes:784.40
20120626-0055811

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, **Rachel E. Atchley Newman, a married woman and Husband Joshua Newman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Glenn D. Fedor Jr. and Diane Derosa Reynolds as joint tenants with right of survivorship**, 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. 2 on the Plan of Phase 1-A of Oakcrest, of record in Plat Book 6200, Page 646, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rachel E. Atchley, an unmarried woman by Deed from John Roy Okken and wife, Joyce Ann Okken, dated 08/20/2009 and filed for record on 08/25/2009 in Instrument 200908250079933, Register's Office for Davidson County, Tennessee.

The said Rachel E. Atchley having since married is now known as Rachel E. Atchley Newman.

The said Rachel E. Atchley and Rachel E. Atchley Newman are one in the same person.

Joshua Newman joins in this conveyance to convey any and all rights he may have in this property.

All matters as set forth per Plat Book 6200, Page 646, Plat Book 7900, Page 250, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7308, Page 874, said Register's Office.

Charter of record in Book 7589, Page 20, said Register's Office.

Charter of record in Book 7662, Page 385, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 7665, Page 798, 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 4304 Oakcrest 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 our hands this 15th day of June, 2012.

Rachel E. Atchley Newman

Joshua Newman

State of Tennessee
County of Wilson

Personally appeared before me Rachel E. Atchley Newman and Joshua Newman, 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 15th day of June, 2012.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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