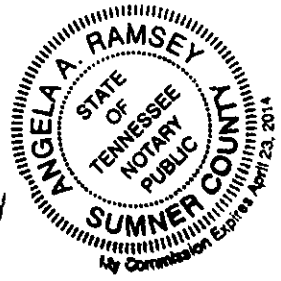
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20120049767 DEEDWARR
Recvd: 07/06/12 09:05 2 pgs
Fees: 13.00 Taxes: 851.00



20120706-0059352

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/23/12

(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
Gary J. Wirth	Discover Home Loans	075160A01100CO
(NAME)	(NAME)	
701 Wyntree N	173 Technology Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Irvine CA 92618	
(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, **James A. Hughey and wife, Sandra F. Hughey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gary J. Wirth and Linda A. Wirth, husband and wife**, 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. 47, on the plan of First Revision, Walden Woods, Phase One, of record in Plat Book 9700, Page 909, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James A. Hughey and wife, Sandra F. Hughey by Deed from Frank Batson Homes Inc, dated 07/14/2000 and filed for record on 07/20/2000 in Instrument 200007200071825, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 8250, Page 972, Plat Book 9700, Page 909, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11244, Page 105, said Register's Office.
Said By-Laws were amended of record in Instrument 200603210032040, said Register's Office.
Storm Water Detention Agreement of record in Book 11258, Page 790, said Register's Office.
Charter of record in Instrument 200303180035838, said Register's Office.
Amended Charter of record in Instrument 200304280056611, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200507210085299, 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 ☐

File No.: 01288-8804
SMG TN Warranty Deed

This is improved ☑ property, known as 701 Wyntree N, 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 27th day of JUNE 2012.

James A. Hughey

Sandra F. Hughey

State of Tennessee
County of Wilson

Personally appeared before me James A. Hughey and Sandra F. Hughey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2012.

Notary Public
My Commission Expires: 9.2.2013

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

