WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

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
Linda L. French	New Owner	075110A13500CO
(NAME)	(NAME)	
4272 Rachel Donelson Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120061199 DEEDWARR
Recvd: 08/16/12 11:15 2 pgs
Fees:13.00 Taxes:647.50

20120816-0073481

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, **Sarah Garrison Addison fka Sarah Garrison and husband Ryan Addison**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Linda L. French and Alice V. French as joint tenants**, 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. 99, on the plan of Phase Four-B, Heritage Meadows, of record in Instrument 200311110164698, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sarah Garrison, unmarried and Ryan Addison, unmarried as tenants in common with right of survivorship by Deed from Fannie Mae aka Federal National Mortgage Association, dated 03/15/2010 and filed for record on 04/14/2010 in Instrument 201004140028184, Register's Office for Davidson County, Tennessee. The said Sarah Garrision having since married and now known as Sarah Garrison Addison.

All matters as set forth per Plat Book 9700, Page 88, Instrument 200311110164698, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10337, Page 102, as amended of record in Instrument 200404190044083, said Register's Office.
Easement of record in Book 6838, Page 485, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book 9803, Page 670, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200311060163196, said Register's Office.
Charter of record in Book 11114, Page 771, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200901150003847, said Register's Office.

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 4272 Rachel Donelson Pass, 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 10th day of August, 2012.

Sarah Garrison Addison
By: Tonya Palmer, her attorney in fact

Sarah Garrison Addison
By: Tonya Palmer, Her Attorney In Fact

Ryan Addison
By: Tonya Palmer, his Attorney in Fact

Ryan Addison
By: Tonya Palmer, His Attorney in Fact

STATE OF TN
COUNTY OF WILSON

On this 10th day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tonya, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Sarah Garrison Addison, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120816000 73479 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 10th day of August, 2012.

Tracey Trumphour
Notary Public
My commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

On this 10th day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tonya Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Ryan Addison, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120816000 73480 Register's Office of County, Tennessee.

Witness my hand and official seal this 10th day of August, 2012.

Tracey Trumphour
Notary Public
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

File No.: 01288-9793
SMG TN Warranty Deed