WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065895 DEEDWARR
Recvd: 09/04/12 10:13 2 pgs
Fees:13.00 Taxes:895.40

20120904-0079373

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Exp. 12-27-15

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-27-15

(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
Sherry B. Henderson	Owner	098060A12300CO
(NAME)	(NAME)	
1481 Bridgecross Parkway		
(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, **David M. Lange and wife, Alicia Farrell Lange**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sherry B. Henderson, unmarried**, 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. 115, on the Plan of Phase One, Section B, Bridgewater, of record in Instrument No. 200604250046949 as corrected in Instrument No. 200606080067982, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof

Being the same property conveyed to David M. Lange and wife, Alicia Farrell Lange by Deed from John T. Joubert, dated 08/20/2009 and filed for record on 08/26/2009 in Instrument 200908260080388, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200604250046949, Instrument 200606080067982, said Register's Office.
Master Declaration of Restrictions and By-laws of record in Instrument 200510240128043, said Register's Office.
Declaration of Taking of record in Book 1291, Page 99, said Register's Office.
Final Decree of record in Book 1318, Page 28, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200502220019150, said Register's Office.
Charter of record in Instrument 200602230021110, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200911100103837, said Register's Office. Corrected by Affidavit in Instrument 200911170105711, 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 1481 Bridgecross Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-9987
SMG TN Warranty Deed

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 31st day of August, 2012.

David M. Lange

Alicia Farrell Lange

State of Tennessee
County of Wilson

Personally appeared before me David M. Lange and Alicia Farrell Lange, 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 31st day of August, 2012.

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 Lebahon Road, Ste 100
Mt Juliet, TN 37122