(1)
Box 36
25750

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

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
Celeste Caruso	Farmington Financial Group, LLC	064160C10000CO
(NAME)	(NAME)	
1220 Wembley Drive	2002 Richard Jones Rd. Ste 300A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120071414 DEEDWARR
Recvd: 09/21/12 13:59 2 pgs
Fees:13.00 Taxes:493.95
20120921-0086126

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, **Pamela A. Keith, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Celeste Caruso, a single woman**, 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. 55 on the Plan of Section Four, Wembley Downs, of record in Plat Book 7900, Page 456, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pamela A. Keith, unmarried by Deed from Ralph G. Rose, unmarried, dated 12/12/2002 and filed for record on 12/27/2002 in Instrument 200212270159494, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 8250, Page 6, Plat Book 7900, Page 456, said Register's Office.

Restrictions of record in Book 8304, Page 623, said Register's Office. Said restrictions were amended in Book 8447, Page 633 and Book 8797, Page 915, said Register's Office.

By-Laws were amended of record in Book 9522, Page 349, said Register's Office.

Stormwater Detention Agreement of record in Book 6369, Page 333, said Register's Office.

Charter of record in Book 8404, Page 718, 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 1220 Wembley Drive, 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 my hand this 20th day of September, 2012.

Pamela A. Keith

Pamela A. Keith

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 20th day of September, 2012.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

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

