WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120081945 DEEDWARR
Recvd: 10/29/12 11:37 2 pgs
Fees:13.00 Taxes:584.60
20121029-0098859

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TN
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(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
Michael Caroll Shrum	Michael Caroll Shrum	086140B00600CO
(NAME)	(NAME)	
5104 Central Pike	5104 Central Pike	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(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, **Samuel T. Wood, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Caroll Shrum and wife, Beverly L. Shrum**, 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. 6, on the Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Pages 465-466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel T. Wood and wife, Annette M. Wood by Deed from Ken Lokey Homes Inc., dated 10/21/1988 and filed for record on 11/30/1988 in Book 7715, Page 470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel T. Wood by Deed from Samuel T. Wood and Annette M. Wood, dated 11/21/1988 and filed for record on 11/30/1988 in Book 7715, Page 475, Register's Office for Davidson County, Tennessee.
Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

All matters as set forth per Plat Book 6900, Page 225, Plat Book 6900, Page 465, Plat Book 6900, Page 466, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7170, Page 987, as amended of record in Book 7628, Page 6, said Register's Office.
Said By-Laws were amended of record in Instrument 201105260040493, said Register's Office.
Stormwater Detention Agreement of record in Book 7107, Page 408, said Register's Office.
Charter of record in Book 7114, Page 370, said Register's Office.

County of Davidson taxes for the year 2013 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 ☐

This is improved ☑ property, known as 3001 Lake 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 22nd day of October, 2012.

Samuel T. Wood

Samuel T. Wood

State of Maryland
County of Calvert

Personally appeared before me Samuel T. Wood, 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 22nd day of October, 2012.

Notary Public Judy Turner Griffin
My Commission Expires: 12/14/16

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

JUDY TURNER GRIFFIN NOTARY PUBLIC CALVERT COUNTY, MD