Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
COMM. EXP. 12/27/15

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 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
Joshua G. Conrey	Peoples Home Equity	075120A08400CO
(NAME)	(NAME)	
4921 Scotts Creek Parkway	2685 N Mt Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120083281 DEEDWARR
Recvd: 11/01/12 11:08 2 pgs
Fees:13.00 Taxes:517.63
20121101-0100449

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, **Stacey L. Grubbs and Jesse L. Grubbs, Wife and Husband William M. Conrey Jr., married, as joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua G. Conrey, unmarried, Brett Conrey, unmarried and**, 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. 5, on the plan of Cedar Creek, Phase Two, of record in Plat Book 7900, Page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stacey L. Grubbs and Jesse L. Grubbs, wife and husband by Deed from Daniel E. Zaloudik and wife, Luann Zaloudik, dated 07/17/2009 and filed for record on 07/24/2009 in Instrument 200907240069435, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 770, Plat Book 7900, Page 5, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7768, Page 238, said Register's Office. Said restrictions were amended in Book 7945, Page 901, said Register's Office.

Grant of Easement of record in Book 7037, Page 853, said Register's Office.

Charter of record in Book 8414, Page 69, 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 4921 Scotts Creek Parkway, 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 25th day of October, 2012.

Stacey L. Grubbs

Jesse L. Grubbs

State of Tennessee
County of Wilson

Personally appeared before me Stacey L. Grubbs, Jesse L. Grubbs, and William M. Conrey Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2012.

Notary Public Escrow Officer
My Commission Expires: 8/31/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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