# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/12 08:48 3 pgs
Fees:18.00 Taxes:314.50
**20121105-0101386**

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st 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 |
|---|---|---|
| Owen Wade Lantz | | 09805016600 |
| (NAME) 42 Sorrel Wilson Pass | (NAME) SAME | |
| (ADDRESS) Hermitage, Tn 37076 | (ADDRESS) | |
| (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 L. Drummond, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Owen Wade Lantz, a married man**, 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. 47-B, on the plan of Zone Lot Division of Lots 10, 11, 24, 46 & 47, Hunter's Point Subdivision, of record in Plat Book 6250, Page 274 amending Plat Book 5200, Page 736, said Register's Office to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David L. Drummond, married by Deed from Secretary of Housing and Urban Development, dated 03/02/2012 and filed for record on 03/09/2012 in Instrument 201203090020706, 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 5200, Page 736, Plat Book 6250, Page 274, said Register's Office.

Restrictions of record in Book 3814, Page 592, Book 3897, Page 925 amended in Book 6207, Page 609, said Register's Office.

Restrictions of record in Book 6279, Page 741, said Register's Office.

Charter of record in Book 6256, Page 293, 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 5135 Hunters Point Lane, 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 31st day of October, 2012.

David L. Drummond

State of Tennessee
County of Wilson

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

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

Notary Public
My Commission Expires: 9.2.2013

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

## CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

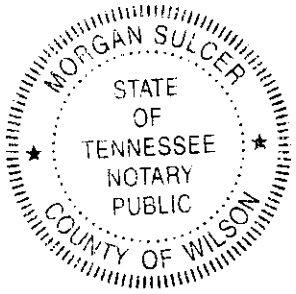
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: 9/2/2013