BILL GARRETT, Davidson County
Trans:T20120084203 DEEDWARR
Recvd: 11/05/12 10:20 2 pgs
Fees:13.00 Taxes:510.60

20121105-0101528

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Carol A. Clawson
Affiant

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

Pamela Jo Smithson
Notary Public

MY COMMISSION EXPIRES: 3/17/14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC PAMELA JO SMITHSON WILLIAMSON COUNTY

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
Rachel Hitchcock	Pinnacle Bank	087010A13800CO
(NAME)	(NAME)	
3525 Glenfalls Drive	150 3rd Ave So. Ste 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(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, **Jamie Gardenour, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rachel Hitchcock, an unmarried 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. 65, on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jamie Gardenour by Deed from David C. Standish and wife, Jennifer L. Standish, dated 12/22/2005 and filed for record on 12/27/2005 in Instrument 200512270153768, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 215, Plat Book 9700, Page 844, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 10278, Page 279, as amended of record in Book 10449, Page 215, as amended of record in Book 10449, Page 217, as amended of record in Book 10640, Page 944, as amended of record in Book 11317, Page 674, said Register's Office.
Stormwater Detention Agreement of record in Book 10357, Page 915, said Register's Office.
Charter of record in Book 10290, Page 256, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 11577, Page 623, 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 3525 Glenfalls Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-11248
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 my hand this 30 day of October, 2012.

* Jamie Gardenour
Jamie Gardenour

State of Georgia
County of Fulton

Personally appeared before me Jamie Gardenour, 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 October, 2012.

* Tosha Dayton
Notary Public
My Commission Expires: 6-14-16

TOSHA DAYTON NOTARY PUBLIC EXPIRES GEORGIA JUNE 14, 2016 CARROLL COUNTY

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

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067