WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120085508 DEEDWARR
Recvd: 11/08/12 12:03 2 pgs
Fees: 13.00 Taxes: 508.75

20121108-0103256

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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
John W. Manson	John W. Manson	08701001600
(NAME)	(NAME)	
4517 Raccoon Trail	4517 Raccoon Trail	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 **John W. Manson, an unmarried 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. 94 on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, 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 of Washington D.C., dated 04/13/2012 and filed for record on 04/18/2012 in Instrument 201204180033146, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 724, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377, said Register's Office. Said restrictions were amended in Book 7567, Page 103 and Book 7934, Page 796, said Register's Office.

Restated and Amended Restrictions of record in Instrument 200301060001976, said Register's Office.

By-Laws were amended of record in Book 7557, Page 356, rerecorded in Book 7567, Page 106, said Register's Office.

Restated By-Laws of record in Instrument 200301060001977, said Register's Office.

Charter of record in Book 7525, Page 935, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200802270019161, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

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 4517 Raccoon Trail, Hermitage, TN 37076
aka 901 Blackjack Court, 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 6th day of November, 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 6th day of November, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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