WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120093222 DEEDWARR
Recvd: 12/06/12 09:37 2 pgs
Fees:13.00 Taxes:549.45
20121206-0112291

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(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
Lindsey Chance	Sumner Bank & Trust	063-16-0B-220.00
(NAME)	(NAME)	
1460 Aaronwood Drive	780 Browns Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Gallatin, TN 37066	
(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, **James M. Davis Jr and wife, Tina R. Davis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lindsey Chance, unmarried and Judy G. Seale, unmarried**, 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 all of Lot No. 302, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Plat Book 6900, Page 550-552, and as corrected by Certificate of Correction of record in Book 7462, Page 445, and Amendment to change name in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James M. Davis, Jr., married, by Warranty Deed dated March 31, 2006, from William Scott Wormann and wife, Kimberly Wormann, and filed for record on April 10, 2006, in Instrument No. 20060410-0040870, Register's Office for Davidson County, Tennessee.
Tina R. Davis joins in this conveyance to convey any and all rights she may have in this property.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
All matters as set forth on the boundary plat of record in Plat Book 6900, Page 405, Register's Office for Davidson County, Tennessee.
Subject to all matters as set forth on the plat of record in Plat Book 6900, Pages 550-552 and Amendment in Book 8181, Page 112, Register's Office of said County.
Certificate of Correction of record in Book 7462, Page 445, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 7351, Page 852, and Amendments in Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.
Easement of record in Book 7460, Page 930 and Book 7489, Page 515, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement as shown of record in Book 8657, Page 179, Register's

Office for said County.
Charter of the Homeowner's Association of record in Book 7431, Page 204, Book 8517, Page 762 and Book 8833, Page 216, Register's Office for Davidson County, Tennessee.
Conveyance of Common Areas/Open Spaces to the Homeowner's Association of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for Davidson County, Tennessee.

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 1460 Aaronwood Drive, Old Hickory, TN 37138
(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 28th day of November, 2012.

James M. Davis Jr

Tina R. Davis

State of Tennessee
County of Wilson

Personally appeared before me James M. Davis Jr and Tina R. Davis, 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 28th 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