WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-9-14

(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
Cynthia D. Overstreet	Franklin American Mortgage Company	09801001100
(NAME)	(NAME)	
4086 Port Cleburne Lane	501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120099999 DEEDWARR
Recvd: 12/31/12 13:16 2 pgs
Fees:13.00 Taxes:580.90
20121231-0120725

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, **Sherry Lynn Dees**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cynthia D. Overstreet, 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 Lot No. 55 on the Plan of Lake Park Subdivision, Section One, of record in Plat Book 4175, page 134-135, reference to which Plan is hereby made for a more complete and detailed description.

Being the same property conveyed to Joyce W. Fields, Trustee for the Joyce W. Fields Revocable Trust dated May 18, 2006 by Deed from Joyce W. Fields, single person, dated 05/08/2008 and filed for record on 05/08/2008 in Instrument 200805080047688, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4175, Page 134, Plat Book 4175, Page 135, said Register's Office.
Restrictions of record in Book 4429, Page 577, as amended of record in Book 4516, Page 751, said Register's Office.
Charter of record in Book 4669, Page 746, said Register's Office.
Charter of record in Book 9949, Page 538, 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 4086 Port Cleburne 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 27th day of December, 2012.

Sherry Lynn Dees, Successor Trustee of the Joyce W. Fields Revocable Trust dated May 18, 2006

Sherry Lynn Dees
SuccessorTrustee of the Joyce W. Fields Revocable
Trust dated May 18, 2006

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry Lynn Dees with whom I am personally acquainted and who proved himself/herself to be the Successor Trustee of the Joyce W. Fields Revocable Trust dated May 18, 2006, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 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