Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 9, 2014

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa M. Sumner	Lisa M. Sumner	173-09-0A-038.00
(NAME)	(NAME)	
7341 Althorp Way	7341 Althorp Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7031	Nashville, TN 37211-7031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130006364 DEEDWARR
Recvd: 01/23/13 14:24 3 pgs
Fees:18.00 Taxes:629.00
20130123-0007499

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 Sidlinger and Maggie B. Sidlinger, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lisa M. Sumner, a single woman**, hereinafter called the GRANTEE(S), her 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. 36, on the Plan of REVISION ONE, SECTION TWO, LENOX VILLAGE, as shown by plat appearing of record in Instrument No. 20020731-0091872, 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 David Sidlinger by Warranty Deed dated June 27, 2003, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, and filed for record on July 8, 2003, in Instrument No. 20030708-0093945, Register's Office for Davidson County, Tennessee.

Maggie B. Sidlinger joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable, Subject to all matters as set forth on the plat of record in Plat Book 421, Page 146 and Instrument No. 20020731-0091872, Master Deed Restrictive Covenants of record in Instrument No. 20020315-0032825 and Instrument No. 20020315-0032826, and Supplemented in Instrument No. 20040526-0062220, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060321-0032383 and Instrument No. 20080326-0030439, and Amendments in Instrument No. 20050815-0096405, Instrument No. 2007013-0001284 and Instrument No. 20070830-0104306, Storm Water Detention Agreement of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, All matters set out in Document including but not limited to an Easement as shown of record in Instrument No. 20010103-0000902, Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7985, Page 449, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932, Instrument No. 20011112-0123853 and Instrument No. 20011129-0130322, Charter of the Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, Conveyance of

Common Area/Open Space to the Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020501-0053757 and Re-Recorded in Instrument No. 20020507-0056338, Register's Office for County, .

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 7341 Althorp Way, Nashville, TN 37211-7031
(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), her 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), her 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 18th day of January, 2013.

David Sidlinger

Maggie B. Sidlinger by DS attorney in fact
Maggie B. Sidlinger

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Sidlinger the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of January, 2013.

Notary Public
My Commission Expires: 10-19-13

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18TH day of JANUARY, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared DAVID SIDLINGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of MAGGIE B. SIDLINGER, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

*Instrument # 20130123-0007498

Witness my hand and official seal this 18th day of January, 2013.

Notary Public
My Commission Expires: 10-19-13

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01291-10188
SMG TN Warranty Deed

831 Needham Drive
Smyrna, TN 37167