WARRANTY DEED

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 $208,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Shanon R. Pennington	SWBC Mortgage Corporation	098130A08800CO
(NAME)	(NAME)	
147 Curtis Cross Road	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130015733 DEEDWARR
Recvd: 02/26/13 08:58 2 pgs
Fees:13.00 Taxes:772.93
20130226-0018874

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, **Les Williams III and Wife, Traci P. Williams**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shanon R. Pennington, 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. 88 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, Page 859, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Les Williams, III and wife, Traci P. Williams by Deed from Continental Development and Construction Inc., dated 12/15/2000 and filed for record on 12/19/2000 in Instrument 200012190124144, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 275, Plat Book 9700, Page 859, Instrument 200105310056257, said Register's Office.

Restrictions of record in Book 10290, Page 1, as amended of record in Book 11394, Page 73 as rerecorded in Instrument 200006280064249, and Book 10330, Page 782, said Register's Office.

Re-recorded Restrictions of record in Instrument 200006280064247, said Register's Office.

By-Laws of record in Instrument 200806230064598, said Register's Office.

Deed of Conveyance of record in Book 11030, Page 845, said Register's Office.

Storm Water Detention Agreement of record in Book 11387, Page 925, said Register's Office.

Charter of record in Instrument 200006070056879, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200006070056880, said Register's Office.

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

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 125 Breakwater Bay, 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 our hands this 25th day of February, 2013.

Les Williams III

Traci P. Williams

State of Tennessee
County of Wilson

Personally appeared before me Les Williams III and Traci P. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2013.

Notary Public Escrow Officer
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