Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130024918 DEEDWARR
Recvd: 03/27/13 14:32 2 pgs
Fees: 13.00 Taxes: 906.50
20130327-0030193

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires January 19, 2014

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-19-14

(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
Jennifer Cahill	New owner	064080A09800CO
(NAME)	(NAME)	
1816 Woodland Farms Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2377		
(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, **Tricia Wall and husband, Matthew Wall**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Cahill and Daniel Edward Rosenburg, wife and husband**, 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. 60, on the plan of Merritt Downs, Section 3, of record in Instrument No. 200406290076758, said Register's Office, to which said plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tricia Wall and husband, Matthew Wall by Deed from Beazer Homes Corp, dated 08/23/2005 and filed for record on 08/29/2005 in Instrument 200508290103151, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200406290076758, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200106040057881, said Register's Office.
Restrictions of record in Instrument No. 200411230140102, said Register's Office.
Restated and Amended Restrictions of record in Instrument 200107020069864, as amended of record in Instrument 200407160085315, said Register's Office.
By-Laws of record in Instrument 200106080060786, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Instrument 200012080121300, said Register's Office.
Easements of record in Book 4910, Page 838 Instrument No. 200012080121300 and 200101190006024, Register's Office for said County.
Charter of record in Instrument 200106080060785, said Register's Office.
Charter Amendment of record in Instrument 200111270129417, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200407160085316, 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 1816 Woodland Farms Court, Old Hickory, TN 37138-2377
(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 22 day of March, 2013

Tricia Wall

Matthew Wall

State of Tennessee
County of Wilson

Personally appeared before me Tricia Wall and Matthew Wall, 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 22nd day of March, 2013.

Notary Public
My Commission Expires: 8/13/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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