WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130025644 DEEDWARR
Recvd: 04/01/13 10:27 2 pgs
Fees:13.00 Taxes:273.80

20130401-0031195

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randy Dew	NEW OWNER	07511026600
(NAME)	(NAME)	
1015 Rachels Square Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2236		
(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, I, **Kimberly B. Eason, single**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Randy Dew , unmarried**, hereinafter called the GRANTEE(S), his 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. 92-B on the Plan of the Zone Lot Division of Lots 80 thru 101, 103 thru 107, Rachel's Square, Section Two, as of record in Plat Book 6250, Page 542 amending Plat Book 5200, Pages 623-625, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly B. Eason, single by Deed from Stephen L. Sanders and wife, Tammy Sanders, dated 09/18/1997 and filed for record on 09/24/1997 in Book 10619, Page 542, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 5200, Page 623, Plat Book 5200, Page 624, Plat Book 5200, Page 625, Plat Book 6250, Page 542, said Register's Office.
Restrictions of record in Book 6455, Page 135, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6619, Page 777, as amended of record in Book 8030, Page 757, said Register's Office.
Rules and Regulations of record in Book 11627, Page 594, said Register's Office.
Rules and Regulations of record in Instrument 200706190073174, said Register's Office.
Grant of Easement of record in Instrument 201205210043892, said Register's Office.
Charter of record in Book 8030, Page 759, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 1015 Rachels Square Drive, Hermitage, TN 37076-2236
(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), his 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), his 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 22nd day of March, 2013.

Kimberly B. Eason by Paul Riviere, attorney in fact

Kimberly B. Eason

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Riviere, with whom I am personally acquainted and who proved himself to be the attorney in fact of Kimberly B. Eason and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2013.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027