WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130026462 DEEDWARR
Recvd: 04/02/13 10:52 2 pgs
Fees:13.00 Taxes:440.30
20130402-0032266

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-2-14

(AFFIX SEAL)

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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
Janet M. Lemonis	Franklin American Mortgage Company	062020A14800CO
(NAME)	(NAME)	
8122 Stewart Ferry Pkwy	501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, **Tammy L. Emerick Onedera, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Janet M. Lemonis, 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 all of Lot No. 148, on the plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Page 158-159, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tammy L. Emerick by Deed from Kathleen L. McDermott, a married person and husband John P. McDermott, dated 07/16/2001 and filed for record on 07/18/2001 in Instrument 200107180076055, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 995, Plat Book 6900, Page 158, Plat Book 6900, Page 159, said Register's Office.

The said Tammy L. Emerick having since married is also known as Tammy L. Emerick Onedera.

The said Tammy L. Emerick and Tammy L. Emerick Onedera are one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended of record in Book 6982, Page 747, said Register's Office.

By-Laws of record in Book 6851, Page 390, said Register's Office.

Grant of Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.

Deed of Conveyance of record in Book 7097, Page 140, said Register's Office.

Deed of Conveyance of record in Book 7097, Page 149, said Register's Office.

Charter of record in Book 6851, Page 363, said Register's Office.

Grant and Indemnity Agreement of record in Book 7030, Page 798, said Register's Office.

Assignment of Agreement of Construction of Sewage Facilities of record in Book 7097, Page 135, said Register's Office.

Assignment of Agreement of Construction of Water Facilities of record in Book 7097, Page 144, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 7907, Page 168, 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 220 Steamboat Court, Nashville, TN 37214
(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 29th day of March, 2013.

Tammy L. Emerick Onedera

State of Tennessee
County of Wilson

Personally appeared before me Tammy L. Emerick Onedera, 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 29th day of March, 2013.

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public Escrow Officer
My Commission Expires: 8/3/15

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