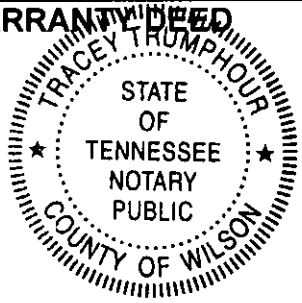
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Mollie Bontrager
Affiant

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

Tracey Trumphour
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
Thomas Bontrager	Thomas Bontrager	064160A13600CO
(NAME)	(NAME)	
136 General Jackson Lane	136 General Jackson Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130033684 DEEDWARR
Recvd: 04/24/13 14:52 2 pgs
Fees:13.00 Taxes:314.50
20130424-0040823

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, **Bobby McCrary, unmaried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas Bontrager and wife, Mollie Bontrager**, 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 Unit No. 136, on the Plan of Resubdivision of Jackson Meadows, Phase 1, of record in Plat Book 6900, Page 527, Register's Office for said County, to which plan reference is hereby made for a more complete description, being further established by the Master Deed of record in Book 7433, Page 236 and amended in Book 7434, Page 642, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Rodger S. Hunt and Hunt Enterprises Inc as tenants in common by Deed from J.R. Freeman, Trustee, dated 10/18/1979 and filed for record on 10/19/1979 in Book 5516, Page 422, Register's Office for Davidson County, Tennessee. Correction Deed in Book 5703, Page 540, said Register's Office.

Being the same property conveyed to Bobby McCrary and wife, Georgia P. McCrary by Deed from Christopher R. Gaines and wife, Carol Gaines, dated 04/19/2006 and filed for record on 04/20/2006 in Instrument 200604200045348, Register's Office for Davidson County, Tennessee. The said Georgia P. McCrary having since dies on February 11, 2013 leaving Bobby McCrary her sole surviving spouse.

All matters as set forth per Plat Book 6900, Page 527, said Register's Office.
Master Deed and By-Laws filed for record in Book 7433, Page 236, said Register's Office. Said Master deed was amended of record in Plat Book 7434, Page 642, said Register's Office.
Storm water Detention Agreement of record in Book 5861, Page 544, said Register's Office.
Charter of record in Book 5796, Page 42, said Register's Office. Charter Amendment of record in Book 8205,

Page 138, said Register's Office.
Quitclaim Deed from tenants in common regarding respective undivided interests pursuant to Deed of Termination in Book 7433, Page 230, of record in Book 7433, Page 230, 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 136 General Jackson Lane, 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 my hand this 22nd day of April, 2013.

Bobby McCrary

State of Tennessee
County of Wilson

Personally appeared before me Bobby McCrary, 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 22nd day of April, 2013.

Notary Public
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