RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130037372 DEEDWARR
Recvd: 05/06/13 10:00 2 pgs
Fees:13.00 Taxes:1350.50
20130506-0045261

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Robert L. Windrow	NEW OWNER	13114006100
(NAME)	(NAME)	
4731 Benton Smith Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-4303		
(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, **Donald C. Lee and spouse, Jeannie Crawford - Lee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert L. Windrow and wife, Dana Windrow** , 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. 335, on the plan of Seven Hills, Section 8, of record in Plat Book 3300, Page 14, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Donald C. Lee and spouse Jeannie Crawford-Lee by Deed from Arch L. MacNair and spouse Elizabeth Ford MacNair, dated 01/26/1996 and filed for record on 02/06/1996 in Book 9939, Page 448, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 3300, Page 14, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 4267, Page 70, 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 4731 Benton Smith Road, Nashville, TN 37215-4303
(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 3rd day of May, 2013.

Donald C. Lee

Jeannie Crawford - Lee

Jeannie Crawford-Lee, By Donald C. Lee, Attorney-in-Fact

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 Donald C. Lee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2013.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 Donald Lee, with whom I am personally acquainted and who proved himself to be the attorney in fact of Jeannie Crawford-Lee and who being authorized to do so acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 3rd day of May, 2013.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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