WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/13 12:41 3 pgs
Fees:18.00 Taxes:591.08
20130508-0046568

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: May 14, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence Hays	Lawrence Hays	181-03-0A-059.00CO
(NAME)	(NAME)	
6121 Tuckaleechee Lane	6121 Tuckaleechee Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4535	Antioch, TN 37013-4535	
(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, **Judy L. Chunn, a single person, and Kendra L. Carter, a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lawrence Hays and Denise Hays, husband and wife**, 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. 59, on the Subdivision Plat, SECTION TWO, INDIAN CREEK ESTATES, as shown by plat appearing of record in Plat Book 9700, Pages 558-559, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Judy L. Chunn, a single person, and Kendra L. Carter, a single person by Warranty Deed dated January 26, 1999, from Fox Ridge Homes, Inc., and filed for record on February 1, 1999, in Book 11319, Page 629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 9700, Pages 558 & 559, (2) All matters as set forth on the boundary plat of record in Plat Book 9700, Page 391, (3) Restrictive Covenants of record in Book 10752, Page 553 and Amendments of record in Book 11708, Page 575 and Instrument No. 20000727-0074152, (4) Ingress/Egress to Cemetery Easement as shown of record in Book 6549, Page 403, (5) Storm Water Detention Agreement of record in Book 10729, Page 380, (6) Charter of the Homeowner's Association of record in Book 11031, Page 79, (7) Conveyance of Common Area/Open Space to the Homeowner's Association of record in Book 11033, Page 519, (8) By-Laws of record in Book 11033, Page 509 and Amendment in Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee.

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 6121 Tuckaleechee Lane, Antioch, TN 37013-4535

(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 6th day of May, 2013.

Judy L. Chunn

Kendra L. Carter

State of Tennessee
County of Williamson

Personally appeared before me Judy L. Chunn and Kendra L. Carter, 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 6th day of May, 2013.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Kathy Jones, a notary public for this county and state, Sandra S. Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-22-13

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY