WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Glen J. Rushmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 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
Glen J. Rushmore		097160A03300CO
(NAME)	(NAME)	
4920 John Hagar Road	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage , TN 37076-3631		
(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, **John P. Lonas and wife, Josephine A. Lonas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Glen J. Rushmore**,*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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of First Revision of The Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John P. Lonas and wife, Josephine A. Lonas by Deed from Charles Anthony Neely and wife, Teresa Elliott Neely, dated 03/20/2000 and filed for record on 03/22/2000 in Instrument 20000322002928 3, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 854, Plat Book 9700, Page 8, said Register's Office.

Restrictions of record in Book 9564, Page 693, as amended in Book 9977, Page 359, Book 9754, Page 35 and Book 11258, Page 85, said Register's Office.

By-Laws of record in Book 11181, Page 371, said Register's Office.

Said By-Laws were amended of record in Book 10973, Page 39, Instrument 200008220083193, Instrument 200303130033780, said Register's Office.

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 ☐

BILL GARRETT, Davidson County
Trans:T20130039205 DEEDWARR
Recvd: 05/10/13 09:32 2 pgs
Fees:13.00 Taxes:806.60



20130510-0047386

File No.: 01288-14737
SMG TN Warranty Deed

This is improved X property, known as 4920 John Hagar Road, Hermitage, TN 37076-3631
(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 9th day of May, 2013.

John P. Lonas

Josephine A. Lonas

State of Tennessee
County of Wilson

Personally appeared before me John P. Lonas and Josephine A. Lonas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 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