WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130042875 DEEDWARR
Recvd: 05/22/13 14:12 2 pgs
Fees:13.00 Taxes:502.83
20130522-0051843

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Peter R. Whitlow	Gardner Financial Services LTD	087010A09000CO
(NAME)	(NAME)	
3033 Glenboro Drive	1635 NE Loop 410, Suite 700	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-4434	San Antonio, TX 78209	
(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, **Scott T. Walker and wife, Shonda Walker**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Peter R. Whitlow and wife, Susan Whitlow**, 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 Lot Number 132 on the Plan of Section Two Chesney Glen of record in Plat Book 9700, Page 434, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott T. Walker by Deed from Jonathan Horton and wife, Summer Horton, dated 05/27/2009 and filed for record on 06/01/2009 in Instrument 200906010049978, Register's Office for Davidson County, Tennessee.

Shonda Walker joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per Plat Book 9700, Page 215, Plat Book 9700, Page 434, said Register's Office.

Restrictions of record in Book 10278, Page 279, said Register's Office. Said restrictions were amended in Book 10528, Page 73, Book 10449, Page 215, Book 10449, Page 217 and Book 10640, Page 944, said Register's Office.

Storm Water Detention Agreement of record in Book 10357, Page 915, said Register's Office.

Charter of record in Book 10290, Page 256, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 11577, Page 623, 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 ☐

This is improved ☑ property, known as 3033 Glenboro Drive, Hermitage, TN 37076-4434
(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 15th day of May, 2013.

Scott T. Walker

Shonda Walker

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott T. Walker and Shonda Walker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of May, 2013.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 9-12-16

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