File Box 8

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Barry B. Groomes	Barry B. Groomes	098100A01000CO
(NAME)	(NAME)	
6036 Hagars Grove	6036 Hagars Grove	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-5603	Hermitage, TN 37076-5603	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130042956 DEEDWARR
Recvd: 05/22/13 15:03 2 pgs
Fees:13.00 Taxes:806.60

20130522-0051926

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, **Kenneth R. Clayton and wife, Joyce A. Clayton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Barry B. Groomes and wife, Nancy L. Groomes**, 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 No. 10, on the Plan of Phase One, Hagars Grove, of record in Instrument 200406140069738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth R. Clayton and wife, Joyce A. Clayton by Deed from Kenneth R. Clayton, Sr. and wife, Joyce R. Clayton, dated 01/13/2011 and filed for record on 01/28/2011 in Instrument 201101280008066, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200406140069738, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200406030065607, said Register's Office.

Storm water Detention Agreement of record in Instrument 200306030075394, said Register's Office.

Charter of record in Instrument 200406180072535, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200812300123440, 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 6036 Hagars Grove, Hermitage, TN 37076-5603
(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 20th day of May 2013.

Kenneth R. Clayton

Kenneth R. Clayton

Joyce A. Clayton

Joyce A. Clayton

State of Tennessee
County of Wilson

Personally appeared before me Kenneth R. Clayton and Joyce A. Clayton, 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 20th day of May, 2013.

Tracey Trumphour

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