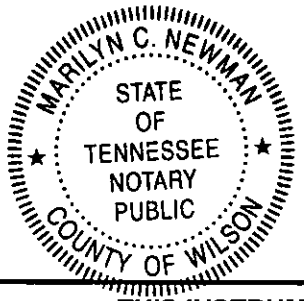
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,188.00

Amanda L. Fore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(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
Amanda L. Fore	Firstbank	064-08-OA-106.00
(NAME)	(NAME)	
4821 Rainer Drive	3500 Blue Lake Dr, Ste 325	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130044111 DEEDWARR
Recvd: 05/28/13 11:03 2 pgs
Fees:13.00 Taxes:922.00
20130528-0053364

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, **Robert A. Chevalier and Ashley A. Chevalier, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amanda L. Fore, married**, 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. 68 on the Plan of Section Three, Merritt Downs of record in Instrument No: 200406290076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert A. Chevalier and Ashley A. Chevalier, husband and wife by Deed from Beazer Homes Corp., a Tennessee Corporation, dated 12/19/2005 and filed for record on 12/27/2005 in Instrument 200512270153442 Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200406290076758, said Register's Office.

Restrictions of record in Instrument 200107020069864, as amended of record in Instrument 200407160085315, said Register's Office.

By-Laws of record in Instrument 200106080060786, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Instrument 200012080121300, said Register's Office.

Storm water Detention Agreement of record in Instrument 200101190006024, said Register's Office.

Charter of record in Instrument 200106080060785, said Register's Office.

Charter Amendment of record in Instrument 200111270129417, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200407160085316, 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 4821 Rainer Drive, Old Hickory, TN 37138
(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 23rd day of May, 2013.

Robert A. Chevalier by Ashley A. Chevalier
his attorney-in-fact his Att'y in fact

Ashley A. Chevalier

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ashley A. Chevalier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Robert A. Chevalier, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130528005336 3, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 23rd day of May, 2013.

Lissa Groom
Notary Public
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 Ashley A. Chevalier, 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 23rd day of May, 2013.

Lissa Groom
Notary Public
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

File No.: 01288-14316
SMG TN Warranty Deed