# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130044486 DEEDWARR
Recvd: 05/29/13 09:22 2 pgs
Fees:13.00 Taxes:555.00

20130529-0053810

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/3/2014

(AFFIX SEAL)

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**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 |
|---|---|---|
| Gisela D. Anderson | SWBC Mortgage | 164080B07100CO |
| (NAME) | (NAME) | |
| 1424 Priestshore Bay | 213 Overlook Circle, Suite A-4 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Brentwood, TN 37027 | |
| (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, **Christopher K. Hare and wife, Mary Hare**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gisela D. Anderson, an unmarried female**, 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. 49, on the plan of Final Plat of Lakewalk, Section Two, of record in Instrument No. 200602090016039, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Christopher K. Hare, married by Deed from Greenvale Construction LLC, a Tennessee limited liability company, dated 03/13/2008 and filed for record on 03/18/2008 in Instrument 200803180027151, Register's Office for Davidson County, Tennessee.
Mary Hare joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per Instrument 200602090016039, said Register's Office.
Restrictions of record in Instrument 200501270010145, said Register's Office.
By-Laws of record in Instrument 200501280010524, said Register's Office.
Grant of Transmission Line Easement of record in Book 4425, Page 575, said Register's Office.
Storm water Detention Agreement of record in Instrument 200402090015320, said Register's Office.
Charter of record in Instrument 200501250009336, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200609070110530, 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.

This is improved ☑ property, known as 1424 Priestshore Bay, Antioch, TN 37013

(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 22nd day of May, 2013.

Christopher K. Hare

Mary Hare

State of Tennessee
County of Wilson

Personally appeared before me Christopher K. Hare and Mary Hare, 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 22nd 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**