WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045331 DEEDWARR
Recvd: 05/31/13 09:53 2 pgs
Fees:13.00 Taxes:939.80
20130531-0054903

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ @ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Catherine Dean	SWBC Mortgage Corporation	098060A24000CO
(NAME)	(NAME)	
1905 Hawks Nest Drive	9311 San Pedro Avenue #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-5630	San Antonio, TX 78216	
(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, I, **Elaine Hensley, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anna Catherine Dean, an unmarried woman**, hereinafter called the GRANTEE(S), her 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. 214, on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument 200704190047123, Register's Office for Davidson County, to which plat reference is made for a more complete description.

Being the same property conveyed to Elaine Hensley by Deed from John Stern, dated 03/01/2013 and filed for record on 03/01/2013 in Instrument 201303010020938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Instrument 200704190047123; 2. Master Declaration of Protective Covenants and Master Owner Association and Bylaws of record in Instrument 200510240128043; 3. Declaration of Taking of record in Book 1291, Page 99; 4. Final Decree of record in Book 1318, Page 28; 5. Storm water Detention Agreement of record in Instrument 200502220019150; 6. Charter of record in Instrument 200602230021110; 7. Quitclaim Deed to the Homeowner's Association of record in Instrument 200911100103837; 8. Affidavit to Correct the Quitclaim Deed to the Homeowner's Association of record in Instrument 200911170105711, 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 1905 Hawks Nest Drive, Hermitage, TN 37076-5630
(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), her 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), her 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 29th day of May, 2013.

Elaine Hensley

Elaine Hensley

State of Tennessee
County of Rutherford

Personally appeared before me Elaine Hensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2013.

Carol M Holmes

Notary Public Carol M. Holmes
My Commission Expires: 5/23/16

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

