WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$173,000.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans: T20130045312 DEEDWARR
Recvd: 05/31/13 09:57 2 pgs
Fees: 13.00 Taxes: 640.10

20130531-0054907

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
Mercedes D. Hester	Peoples Home Equity	064160D02000CO
(NAME)	(NAME)	
1757 Stone Hollow Court	5205 Maryland Way # 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1397	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, **Jennifer Shaffer, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mercedes D. Hester and Lain K. Hester, Wife and Husband**, 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. 205, on the plan of Section One, Truxton Park, as shown by Plat of record in Instrument No. 20001026-0106272, 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 Shawn Shaffer and Jennifer Erin Shaffer by Deed from Theresa Flicek Brown, dated 04/25/2005 and filed for record on 04/27/2005 in Instrument 200504270046887, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Shaffer by Deed from Shawn Shaffer, dated 01/28/2013 and filed for record on 02/21/2013 in Instrument 201302210017561, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200010260106272, said Register's Office.

Declaration of Restrictive Covenants of record in Instrument 200010110100896 and Instrument 200010300107559, as supplemented in Instrument 200105220052910, Instrument 200205060055597 and Instrument 200207180086907, said Register's Office.

By-Laws of record in Instrument 200011010108604, said Register's Office.

Charter of the Homeowner's Association of record in Instrument 200011010108603, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200503110027268, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1757 Stone Hollow Court, Hermitage, TN 37076-1397
(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 23rd day of May, 2013.

Jennifer Shaffer

Jennifer Shaffer

State of Tennessee
County of Wilson

Personally appeared before me Jennifer Shaffer, 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 23rd day of May, 2013.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON