WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130049099 DEEDWARR
Recvd: 06/12/13 08:42 2 pgs
Fees:13.00 Taxes:684.50

20130612-0059588

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/17/14

(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

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
Melanie Overton	Franklin Synergy Bank	07512OB03100CO
(NAME)	(NAME)	
924 Waynewood Lane	3301 Aspen Grove Drive #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, **Claudia E. Escobar, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melanie Overton and Charles Overton, 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. 73 on the plan of Brookside Woods, Phase Two, Section 2, of record in Plat Book 9700, page 398, as corrected by Surveyor's Certificate of Correction in Book 11346, page 460, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Claudia E. Escobar, unmarried by Deed from Michael McBride, unmarried, dated 09/29/2008 and filed for record on 10/02/2008 in Instrument 20081002010027, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 362, Plat Book 9700, Page 398, Book 11346, Page 460, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10444, Page 213, as amended of record in Book 11103, Page 156, as amended of record in Book 11453, Page 900, said Register's Office.

Easement of record in Book 5609, Page 627, said Register's Office.

Charter of record in Book 10451, Page 506, 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 924 Waynewood Lane, Hermitage, TN 37076
(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 10th day of June, 2013.

Claudia E. Escobar

Claudia E. Escobar

State of Tennessee
County of Wilson

Personally appeared before me Claudia E. Escobar, 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 10th day of June, 2013.

Dana Loggins

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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