# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015

(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 |
|---|---|---|
| Kristine M. Kelly | BRAZOS BANK | 064150A01600CO |
| (NAME) | (NAME) | |
| 724 Sweetwater Circle | 1625 N. STEMMONS FREEWAY | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138-2063 | DALLAS, TX 75207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130050263 DEEDWARR
Recvd: 06/14/13 12:51 2 pgs
Fees:13.00 Taxes:628.63

20130614-0061056

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, **Gregory L. Sizemore and Audre C. Sizemore, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristine M. Kelly, unmarried**, 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. 47 on the Plan of Revision One, Section One, Plantation Walk Residential PUD as of record in Plat Book 7900, page 697, as corrected in Surveyor's Certificate of Correction of record in Book 9432, page 449, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory L. Sizemore and Audre C. Sizemore by Deed from Chad A. Mahoney and wife, Stacie Mahoney, dated 06/15/2007 and filed for record on 06/21/2007 in Instrument 200706210074386, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 697, as corrected in Surveyor's Certificate of Correction of record in Book 9432, Page 449, said Register's Office.

Declaration of Restrictive Covenants for Plantation Walk of record in Book 9231, Page 719, as amended in Book 9547, Page 904, 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 724 Sweetwater Circle, Old Hickory, TN 37138-2063
(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 7th day of June, 2013.

Gregory L. Sizemore

Audre C. Sizemore

State of Tennessee
County of Wilson

Personally appeared before me Gregory L. Sizemore and Audre C. Sizemore, 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 7th day of June, 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**

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**