WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Wolfe	NEW OWNER	151010A11100CO
(NAME)	(NAME)	
117 Ellsworth Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2538		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130051044 DEEDWARR
Recvd: 06/18/13 09:43 2 pgs
Fees:13.00 Taxes:480.63
20130618-0061963

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, **Jeffrey A. Vinson and Xiaoen G. Vinson , husband and wife,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashley Wolfe and Christopher Ross Wolfe , 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. 111, on the plan of Chatham Pointe, of record in Plat Book 6900, pages 444-447, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey A. Vinson, unmarried by Deed from Richard E. Easterly and wife, Ruth M. Easterly, dated 01/28/2002 and filed for record on 03/04/2002 in Instrument 200203040026990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey A. Vinson and Xiaoen G. Vinson by Deed from Jeffrey A. Vinson, dated 01/22/2008 and filed for record on 02/05/2008 in Instrument 200802050011918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 444, Plat Book 6900, Page 445, Plat Book 6900, Page 446, Plat Book 6900, Page 447, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, said Register's Office. Said restrictions were amended in Book 7538, Page 792, Book 7599, Page 812, Book 8667, Page 381, said Register's Office.
By laws of record in Book 8679, Page 446, said Register's Office.
Deed of General Warranty, Flowage Easement and Roadway Easement of record in Book 3891, Page 476, said Register's Office.
Deed of Conveyance of record in Book 7748, Page 440, Book 7748, Page 444, Book 7748, Page 493, Book 9698, Page 51, Book 9698, Page 104, said Register's Office.

Charter of record in Book 7597, Page 977, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7683, Page 718, 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 117 Ellsworth Place, Antioch, TN 37013-2538
(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 14th day of June, 2013.

Jeffrey A. Vinson

Xiaoen G. Vinson

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey A. Vinson and Xiaoen G. Vinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2013.

Notary Public
My Commission Expires: 11/10/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY