WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130052303 DEEDWARR
Recvd: 06/20/13 13:44 2 pgs
Fees:13.00 Taxes:181.30
20130620-0063389

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2013.

Notary Public Lisa B Karr

MY COMMISSION EXPIRES: 8/4/2014

(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
David Massengale	David Massengale	107050A11500CO
(NAME)	(NAME)	
115 Five Oaks Drive	115 Five Oaks Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37217	Nashville, TN, 37217	
(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, **David Drummond, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David Massengale and Tanya Massengale, Husband and Wife**, 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 all of Unit No. 115 on the plan of Five Oaks, formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 355 as amended in Book 5784, Page 521, Register's Office for said County, to which reference is made for a more accurate description of said lot.

Being the same property conveyed to David Drummond, a married man by Deed from Secretary of Housing and Urban Development of Washington D.C., dated 06/17/2004 and filed for record on 07/08/2004 in Instrument 200407080081478, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Plat Book 5200, Page 355, Book 5784, Page 521, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 5781, Page 563, as amended of record in Book 5784, Page 563, as amended of record in Book 5957, Page 930, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 5766, Page 716, said Register's Office.

Deed of Conveyance of record in Book 5823, Page 551, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Instrument 200206050068054, said Register's Office.

Grant of Easement of record in Instrument 201301180006279, said Register's Office.

Charter of record in Book 5790, Page 798, 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 115 Five Oaks Drive, 115, Nashville, TN 37217
(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 26th day of April, 2013.

David Drummond

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 26th day of April, 2013.

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