WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056687 DEEDWARR
Recvd: 07/03/13 10:50 2 pgs
Fees:13.00 Taxes:584.60
20130703-0068804

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Allison M. Maynard	CMCO MORTGAGE LLC, DBA THE HOME LENDING SOURCE	064150A06300CO
(NAME)	(NAME)	
4112 Meadowgreen Drive	7851 Freeway Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2099	Middleburg Heights, OH 44130	
(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, **Aaron B. Abel and Wife, Rebecca, H Abel**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Allison Maynard, single**, 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. 59 on the plan of Section Two, Plantation Walk, of record in Plat Book 7900, Page 858, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aaron B. Abel by Quitclaim Deed from Michael P. Yun, dated 03/05/2007 and filed for record on 03/19/2007 in Instrument 200703190032758, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 858, said Register's Office.
Declaration of Restrictive Covenants for Plantation Walk of record in Book 9231, Page 719, as supplemented 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 4112 Meadowgreen Drive, Old Hickory, TN 37138-2099
(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 28 day of June, 2013

Aaron B. Abel

Rebecca H. Abel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron B. Abel and Rebecca H. Abel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of June, 2013.

Notary Public
My Commission Expires:
10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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