Lehman

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130060786 DEEDWARR
Recvd: 07/17/13 10:14 2 pgs
Fees:12.00 Taxes:0.00
20130717-0073759

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00
Brenda R Lehman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **May, 2013**
Notary Public
MY COMMISSION EXPIRES: 3/14/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Edward Harvey and Rebeca D. Harvey	New Owner	086 04 0B 031.00CO
(NAME)	(NAME)	
4953 Tulip Grove Lane	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Adam McDonald and Tonya Michelle McDonald, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Edward Harvey and Rebeca D. Harvey, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Adam McDonald and Tonya Michelle McDonald by Warranty Deed from Donald H. Rothman and Rebecca A. Rothman dated June 6, 2005 of record in Instrument No. 20050606-0064453, Register's Office of Williamson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4953 Tulip Grove Lane, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 **20th** day of **May, 2013**

Adam McDonald

Adam McDonald

Tonya Michelle McDonald

Tonya Michelle McDonald

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Adam McDonald and Tonya Michelle McDonald**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **May, 2013**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BK: 5926 PG: 624-625

13023548

2 PGS : AL - DEED	
JENNY BATCH: 301075	05/22/2013 - 08:54 AM
BATCH	301075
MORTGAGE TAX	0.00
TRANSFER TAX	795.50
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	808.50

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS