WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063193 DEEDWARR
Recvd: 07/24/13 15:18 2 pgs
Fees:13.00 Taxes:1406.00

20130724-0076727

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/5/2015

(AFFIX SEAL)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2015

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
Richard Nesvig	SunTrust Mortgage, Inc	75-00-O-075.00
(NAME)	(NAME)	
896 Tulip Grove Road	901 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1730	Richmond, VA 23224	
(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, **Gerard R. Davet and Grace E. Davet, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard Nesvig and wife, Jennifer Nesvig**, 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. 1 on the Plan of Tulip Grove View, as of record in Plat Book 11190, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gerard R. Davet and Grace E. Davet, husband and wife by Deed from Jimmie L. Holladay and wife, Sharon Holladay, dated 10/13/2008 and filed for record on 10/16/2008 in Instrument 200810160104267, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 11190, Page 46, said Register's Office.

Restrictive Covenant for Detached Structure of record in Instrument 201001200004869, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10283, Page 222, 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 896 Tulip Grove Road, Hermitage, TN 37076-1730
(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 19th day of July, 2013.

Gerard R. Davet

Grace E. Davet

State of Tennessee
County of Wilson

Personally appeared before me Gerard R. Davet and Grace E. Davet, 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 19th day of July, 2013.

Notary Public Escrow Officer
My Commission Expires: 5/3/16

KIMIE PERRY
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