WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063642 DEEDWARR
Recvd: 07/25/13 14:50 2 pgs
Fees:13.00 Taxes:434.75
20130725-0077288

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-25-2015

(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
Caitlyn J. Wingerter	~~NEW OWNER~~ SWBC Mortgage	161-11-D-84 CO
(NAME)	(NAME)	
411 English Ivy Drive, #411	9311 San Pedro Avenue, ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio TX 78216	
(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, I, **Lori Curd Hulet, Married *, FKA Lori A. Curd, an unmarried woman,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caitlyn J. Wingerter , an unmarried woman**, 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. P-84, on the Subdivision Plat of Site Plan Phase VII For Villages of Brentwood, of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lori A. Curd, an unmarried woman by Deed from James W. Yawn, a single person, dated 05/01/2003 and filed for record on 05/14/2003 in Instrument 200305140065505, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said grantor.

This conveyance is subject to all matters as set forth per Plat of record in Book 6900, Page 777, said Register's Office. (1) Declaration of Covenants, Conditions and Restrictions of record in Book 7231, Page 789, Book 7472, Page 108 and in Book 7679, Page 109, said Register's Office. (2) Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 8197, Page 338, said Register's Office. (3) Quitclaim Deed to the Homeowner's Association of record in Book 7663, Page 928, said Register's Office. (4) 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 411 English Ivy Drive, #411, Nashville, TN 37211

File No.: 01288-16062
SMG TN Warranty Deed

(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 18th day of July, 2013.

Lori Curd Hulet

Lori Curd Hulet

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 18th day of July, 2013.

Notary Public

My Commission Expires: 9/23/13

DONALD R. BARNETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED