WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130067314 DEEDWARR
Recvd: 08/06/13 11:01 2 pgs
Fees: 13.00 Taxes: 647.50
20130806-0082178

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES:

(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
Abby Lee Requierme	F&M Bank	086140B08100CO
(NAME)	(NAME)	
2713 Fleet Drive	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37041	
(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, **Matthew Burnette and wife, Amanda Burnette**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Abby Lee Requierme and David N. Comm, both unmarried, as Joint Tenants with Right of Survivorship**, 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. 31 on the Plan of Final Plat of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, page 738-739, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Matthew Burnette, unmarried by Deed from Judith F. Caruthers, unmarried, dated 06/25/2010 and filed for record on 07/02/2010 in Instrument 201007020051962, Register's Office for Davidson County, Tennessee. The said Matthew Burnette having since married. Amanda Burnette joins herein to convey any interest which she might have in the subject real estate, by virtue of his/her marriage to Matthew Burnette.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6900, Page 225, Plat Book 6900, Page 738, Plat Book 6900, Page 739; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7170, Page 987, as amended of record in Book 7628, Page 6; (3) Said By-Laws were amended of record in Instrument 201105260040493; (4) Storm water Detention Agreement of record in Book 7107, Page 408; (5) Charter of record in Book 7114, Page 370, 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 2713 Fleet Drive, Hermitage, TN 37076
(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 29th day of July, 2013.

Matthew Burnette
Matthew Burnette

Amanda Burnette
Amanda Burnette

State of Tennessee
County of Wilson

Personally appeared before me Matthew Burnette and Amanda Burnette, 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 29th day of July, 2013.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
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