WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
John R. Dewitt Jr.	Reliant Bank	042-11-0A-047-00-CO
(NAME)	(NAME)	
1047 Heritage Drive	1736 Carothers Pkwy #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(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, **Hugh W.A. Jones, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John R. Dewitt Jr., a singla man**, 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 Unit No. 1047 and carport No. 1047 on the plan of Section One-Second Addition, Heritage Village Condominium, of record in Plat Book 4955, Page 55, Register's Office for Davidson County, Tennessee, and being further established by the Master Deed of record in Book 4758, Page 179 as amended in Book 5102, Page 383, Book 6484, Page 287 and Instrument 200408040093767, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Hugh W.A. Jones, a married man by Deed dated 01/31/2012 from Sammie Garner Smith, married of record in Instrument Number 20120202-0009500, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

All matters as set forth on the plat of record in Plat Book 4460, Page 110 and Plat Book 4955, page 55, Register's Office for said County, Tennessee.

The Master Deed establishing a "Horizontal Property Regime" of Heritage Village Condominium and heritage Village Partnership, of record in Book 5102, page 383; Book 6484, page 287; Instrument Number 20040804-0093767 and Book 4758, page 179, Register's Office for said County, Tennessee.

File No.: 01291-10612
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130078404 DEEDWARR
Recvd: 09/10/13 13:43 2 pgs
Fees:13.00 Taxes:192.40
20130910-0095560

Charter and By-Laws of the Homeowner's Association of record in Instrument Number 20031229-0183195; Book 9256, page 848, and Book 6418, page 478, Register's Office for said County, Tennessee.

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 1047 Heritage Drive, Madison, TN 37115
(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 29th day of August, 2013.

Hugh W.A. Jones

State of Washington
County of WITH THE US ARMED FORCES AT JOINT BASE LEWIS McCHORD

Personally appeared before me Hugh W.A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2013.

Notary Public SEE MATTHEW H. O'BRIEN
My Commission Expires: 30 JUN 2015
Title 10 U.S.C. Section 1044a.

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