WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31301
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAREN FORD MARTIN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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
Catherine Glover	Farmington Financial Group	64-3-A-99.00
(NAME)	(NAME)	
2005 Dunedin Cove	2002 Richard Jones Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-1984	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires NOV 9, 2015

BILL GARRETT, Davidson County
Trans:T20130079871 DEEDWARR
Recvd: 09/16/13 11:04 2 pgs
Fees:13.00 Taxes:1609.50

20130916-0097155

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, **Richard W. Mayes and wife, Michelle L. Mayes**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Catherine Glover and David M. L. Glover, wife and husband**, 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. 126 on the Final Plat of Phase Eleven, Section Two, Brandywine Pointe, (a Planned Unit Development), as shown of record in Plat Book 9700, Page 241, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard W. Mayes and wife, Michelle L. Mayes by Deed from Kenneth R. Elmore, unmarried, dated 06/24/2005 and filed for record on 07/11/2005 in Instrument 200507110080037, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 156, Plat Book 9700, Page 241, said Register's Office.
Restrictions of record in Book 8120, Page 170, as amended of record in Book 8671, Page 484, as amended of record in Book 9010, Page 627, as amended of record in Book 10194, Page 767, said Register's Office.
Restrictions of record in Book 8695, Page 379, as amended of record in Book 9145, Page 957, as amended of record in Book 9576, Page 846, as amended of record in Book 9776, Page 427, as amended of record in Book 10447, Page 711, as amended of record in Book 10684, Page 324, said Register's Office.
By-Laws were amended of record in Book 10721, Page 835, said Register's Office.
Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555, said Register's Office.
Charter of record in Book 8637, Page 563, Book 9013, Page 39, Book 9117, Page 77, 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 2005 Dunedin Cove, Old Hickory, TN 37138-1984
(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 13th day of September, 2013.

Richard W. Mayes

Michelle L. Mayes

State of Tennessee
County of Wilson

Personally appeared before me Richard W. Mayes and Michelle L. Mayes, 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 13th day of September, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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