WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130080070 DEEDWARR
Recvd: 09/16/13 15:13 2 pgs
Fees:13.00 Taxes:421.80
20130916-0097365

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON 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
Sarah E. Hanna	New Owner	075120A03500CO
(NAME)	(NAME)	
325 Scotts Creek Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Jessica M. Spears f/k/a Jessica M. Fain and husband, Joseph B. Spears**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sarah E. Hanna, 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. 35 on the Revised Plan of Cedar Creek, Phase One of record in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica M. Fain by Deed from Karen L. McCool, dated 06/22/2007 and filed for record on 06/26/2007 in Instrument 200706260076456, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 770, Plat Book 6900, Page 848, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7768, Page 238, as amended of record in Book 7945, Page 901, said Register's Office.

Easement for Retention Basin of record in Book 6513, Page 857, said Register's Office.

Grant of Easement of record in Book 7037, Page 853, said Register's Office.

Charter of record in Book 8414, Page 69, 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 325 Scotts Creek Place, 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 my hand this 6th day of September, 2013.

Jessica M. Spears

Joseph B. Spears

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica M. Spears and Joseph B. Spears the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of September, 2013.

Notary Public
My Commission Expires: 8.14.2017

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