WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081618 DEEDWARR
Recvd: 09/20/13 10:07 2 pgs
Fees:13.00 Taxes:614.20

20130920-0099194

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/19/16

(AFFIX SEAL)

DANA DEWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Rebecca M. Lee	Sumner Bank and Trust	064160E01700CO
(NAME)	(NAME)	
526 Griffin Circle	967A Grassland Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1460	Gallatin, TN 37066	
(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, **Deborah L Key, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rebecca M. Lee, a single 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 Unit No. 17 of Building 5, as shown on the plan of Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Declaration of record in Instrument 200610250132473 as amended and restated in Instrument 200611060137656 and further amended in Instrument 200711050130490, 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 Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, 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 Deborah L Key, an unmarried woman by Warranty Deed from Phillips Builders, LLC, dated July 30, 2007 and filed in Instrument Number 20070802-0091829, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20061025-0132473 and amended in Instrument Number 20061106-0137656 and Instrument Number 20071105-0130490, Register's Office for said County.
Easement of record in Instrument Number 20001208-0121300 and Instrument Number 20051230-0156496, Register's Office for said County.
Charter of the Homeowner's Association of record in Instrument Number 20061026-0133179, Register's Office for said County.
Quitclaim Deed to HOA in Instrument Number 20061106-0137657, 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 526 Griffin Circle, Hermitage, TN 37076-1460

(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 16th day of September, 2013.

Deborah L Key

State of Tennessee
County of Wilson

Personally appeared before me Deborah L Key, 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 16th day of September, 2013.

Notary Public
My Commission Expires: 8.14.17

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

