WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/26/16

(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
Devon Mooring Mason	Sumner Bank and Trust	053-16-O-264.00
(NAME)	(NAME)	
737 Stone Hedge Drive	780 Brown Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2243	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130085149 DEEDWARR
Recvd: 10/02/13 12:36 2 pgs
Fees:13.00 Taxes:460.65

20131002-0103473

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, **Ronnie Clinard, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Devon Mooring Mason and Justin Dale Head, 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. 10 on the Final Plat of Stone Hedge, Section Four, as of record in Plat Book 9700, page 265, as amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronnie Clinard, single by Deed from Michael E. Phipps, dated 06/17/2003 and filed for record on 06/20/2003 in Instrument 200306200085684, Register's Office for Davidson County, Tennessee. The said Ronnie Clinard having since married. Kristin Clinard joins in the conveyance to convey any marital interest she has in said property.

All matters as set forth per Book 10159, Page 42, Plat Book 9700, Page 265, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8883, Page 641, Book 8883, Page 651, said Register's Office.
Deed of Conveyance of record in Book 10749, Page 262, 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 737 Stone Hedge Drive, Old Hickory, TN 37138-2243
(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 27th day of September, 2013.

Ronnie Clinard

Kristin Clinard

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 Ronnie Clinard and Kristin Clinard, 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 27th day of September, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:

ET

EXECUTIVE TITLE LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122