WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130090686 DEEDWARR
Recvd: 10/22/13 10:33 2 pgs
Fees:13.00 Taxes:647.50
20131022-0110030

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.16.14

(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
Carl Davis	First Community Mortgage, Inc.	151-09-OA-025.00
(NAME)	(NAME)	
6337 Paddington Way	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1137	Murfreesboro, TN 37129	
(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, **Lee Ann Personett and husband, Loren R. Personett Jr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carl Davis and Latoya Davis, husband and wife**, 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. 25 on the Final Plat, Phase 1, Section 1 Long Hunter Chase, of record in Plat Book 7900, page 829-831, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lee Ann Haggard and Loren R. Personett, Jr. by Deed from Lewis Duane Spraggs and wife, Kathy Malin Spraggs, dated 11/22/2002 and filed for record on 11/25/2002 in Instrument 200211250146077, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee Ann Personett and husband, Loren R. Personett, Jr. by Deed from Lee Ann Haggard nka Lee Ann Personett and Loren R. Personett Jr., dated 04/05/2013 and filed for record on 04/08/2013 in Instrument 201304080034448, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 595, Plat Book 7900, Page 829, Plat Book 7900, Page 830, Plat Book 7900, Page 831, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9430, Page 251, said Register's Office. Said restrictions were amended in Book 9534, Page 938 and Book 9534, Page 942, said Register's Office.
Grant of Transmission Line Easement of record in Book 2338, Page 466, said Register's Office.
Declaration of Taking of record in Book 4446, Page 423, said Register's Office.
Judgment of record in Book 4535, Page 351, said Register's Office.
Deed of Conveyance of record in Book 9988, Page 946, Book 9988, Page 950, said Register's Office.
Charter of record in Book 9433, Page 953, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 9649, Page 764, Instrument 200308200120927, 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 6337 Paddington Way, Antioch, TN 37013-1137
(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 8th day of October, 2013.

Lee Ann Personett

Loren R. Personett Jr.

State of Tennessee
County of Wilson

Personally appeared before me Lee Ann Personett and Loren R. Personett Jr., 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 10th day of October, 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

