WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093585 DEEDWARR
Recvd: 11/01/13 10:39 2 pgs
Fees:13.00 Taxes:625.30

20131101-0113462

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
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
Angela Smalling	Movement Mortgage, LLC	08702006800
(NAME)	(NAME)	
1117 Mistletoe Circle	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(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, **Keely D. Stanley, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Angela Smalling and Jason Smalling, Wife and Husband and Mona L. Williams and Robert T. Williams, 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. 138, on the Plan of New Hope Meadows, Phase II, of record in Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Keely D. Stanley by Quitclaim Deed from Todd J. Stanley, dated February 28, 2012 and filed in Instrument Number 20120312-0021067, Register's Office of Davidson County, Tennessee

All matters as set forth on the plat of record in Plat Book 6900, Page 724, Register's Office for said County.

Charter and matter of the Homeowner's Association of record in Book 7525, Page 935; Book 7557, page 356; Book 7567, page 106; Instrument Number 20030106-0001977 and Instrument Number 20080227-0019161, Register's Office for said County.

Restrictive Covenants of record in Book 7557, Page 377; Book 7567, page 103; Book 7934, page 796 and Instrument Number 20030106-0001976, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1117 Mistletoe Circle, 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 30th day of October, 2013.

Keely D. Stanley

State of Tennessee
County of Wilson

Personally appeared before me Keely D. Stanley, 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 30th day of October, 2013.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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