WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130095095 DEEDWARR
Recvd: 11/07/13 08:36 2 pgs
Fees:13.00 Taxes:399.60
20131107-0115423

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: JAN 04 2014
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Stowell, 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
Marie Tucker	First Financial Service, LLC	08608004100
(NAME)	(NAME)	
1125 Jacksons Valley Road	6230 Fairview Rd. Ste 450	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Charlotte, NC 28210	
(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, **Steven C. Wathen, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marie Tucker, unmarried**, 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. 207, on the Final PUD Plan of Jackson's Retreat, Phase V-A, of record in Plat Book 6250, Page 309, 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 Steven C. Wathen, unmarried by Warranty Deed from Grace C. Dorpals, unmarried, dated April 28, 1994 and filed in Book 9329, page 592, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 6250, Page 309, Register's Office for said County.

Restrictive Covenants of record in Book 6482, Page 679, Register's Office for said County.

Charter and By-Laws of the Homeowner's Association of record in Book 5745, Page 283 and Book 5745, page 294, Register's Office for said County.

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

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

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 1125 Jacksons Valley Road, Hermitage, TN 37076

This is improved ☑ property, known as 1125 Jacksons Valley Road, 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 29th day of October, 2013.

Steven C. Wathen

State of Tennessee
County of Wilson

Personally appeared before me Steven C. Wathen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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