WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096169 DEEDWARR
Recvd: 11/12/13 11:02 2 pgs
Fees:13.00 Taxes:542.05

20131112-0116705

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES:

(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
Patricia A. Schultz	JP MORGAN CHASE BANK NA	
(NAME)	(NAME)	
4032 Hoggett Ford Road	8880 FREEDOM CROSSING TRAIL	097020A26000CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3586	JACKSONVILLE, FL 32256	
(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, **Kimberly Elmore, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patricia A. Schultz, 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 Lot No. 260 on the Final Plat of Villages of Riverwood, Section One, Phase 3A, Revision One,of record in Instrument No. 201106300050230, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Deed from Chris Pardue, dated 01/07/2010 and filed for record on 01/08/2010 in Instrument 201001080001962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly Elmore, unmarried by Deed from Beazer Homes Corp., a Tennessee Corporation, dated 09/30/2011 and filed for record on 10/05/2011 in Instrument 201110050077081, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 201106300050230, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200804080035557, as amended of record in Instrument 201104270032201, said Register's Office.

Restrictive Covenant for Detached Structures of record in Instrument 201107180054638, said Register's Office.

Declaration of Easement for Villages of Riverwood of record in Instrument 200812090118828, said Register's Office.

Storm Water Drainage Easement Agreement of record in Instrument 201001080001965, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 201104270032200, said Register's Office.

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

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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 4032 Hoggett Ford Road, Hermitage, TN 37076-3586
(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 8th day of November, 2013.

Kimberly Elmore

State of Tennessee
County of Wilson

Personally appeared before me Kimberly Elmore, 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 8th day of November, 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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY