WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130097826 DEEDWARR
Recvd: 11/18/13 10:59 2 pgs
Fees:13.00 Taxes:849.15
20131118-0118699

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Edwin E. Byers, II	Wells Fargo Bank, NA	08701001000
(NAME)	(NAME)	
4113 New Hope Meadow Road	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Minneapolis, MN 55467	
(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, **Wolford Properties, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Edwin E. Byers, II**, hereinafter called the GRANTEE(S), his 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. 101 on the Plan of New Hope Meadows - Phase I, First Revision, as shown by plat appearing of record in Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wolford Properties, LLC by Warranty Deed from Stanley P. McWaters, dated February 15, 2013 and filed in Instrument Number 20130228-0020068, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6900, Page 653 and Book 7664, page 465; (2) Restrictions of record in Book 7557, Page 377, said Register's Office. Said restrictions were amended in Book 7567, Page 103 and Book 7934, Page 796; (3) Restated and Amended Restrictions of record in Instrument 200301060001976; (4) Easement of record in Book 7079, page 196 and Book 7083, page 435; (5) By-Laws of record in Book 7557, Page 356, rerecorded in Book 7567, Page 106 and amended and restated in Instrument 200301060001977; (6) Charter of record in Book 7525, Page 935; (7) Quitclaim Deed to The Homeowner's Association of record in Instrument 200802270019161, 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 4113 New Hope Meadow 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), his 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), his 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 15th day of November, 2013.

WOLFORD PROPERTIES, LLC
Denver Clayton Wolford, member by Cheryl Lynn Wolford, His Attorney in fact
Denver Clayton Wolford, Member by Cheryl Lynn Wolford, His Attorney in Fact

File No.: 01291-10749
SMG TN Warranty Deed

Cheryl Lynn Wolford, member
Cheryl Lynn Wolford
Member

State of Tennessee
County of Wilson

On this 15th day of November, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cheryl Lynn Wolford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Denver Clayton Wolford, Member, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20131118011869 8, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 15th day of November, 2013.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cheryl Lynn Wolford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the Member of the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Cheryl Lynn Wolford, as such Member.

Witness my hand and official seal at office at Mt. Juliet, Tennessee, this 15th day of November, 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