Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin TN 37067

WARRANTY DEED

File #13103564

BILL GARRETT, Davidson County
Trans: T20130098839 DEEDWARR
Recvd: 11/21/13 09:16 2 pgs
Fees: 13.00 Taxes: 702.63

20131121-0119898

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Lemley and Gwen Lemley	Tennessee Bank & Trust	174-11-0A-134.00
(NAME)	(NAME)	
1209 Blairfield Drive	4007 Hillsboro Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Frankie M. Witcher Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greg Lemley and Gwen Lemley, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 426, on the plan of First Revision to Cane Ridge Farms, Phase One, Section Three, as the same appears of record in Instrument No. 20020712-0084136, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Frankie M. Witcher, Unmarried by deed from Signature Homes, Inc., dated 08/06/2004, of record in Instrument No. 20040816-0099011, and re-recorded in Instrument No. 20040916-0111703 said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20020712-0084136 , said Register's Office.; Easement to United Telephone Company as of record in Instrument No. 20020123-009340 and Instrument No. 20060607-0067535, said Register's Office.; Plat Certificate of Correction as of record in Instrument No. 20030210-0018021, said Register's Office.; Transmission Line Easement as of record in Book 4428, Page 565, said Register's Office.; Agreement of Dedication of Easement as of record in Book 5078, Page 476, said Register's Office.; Sewer Line Easement as of record in Instrument No. 20020219-0020923, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20050825-0101604 and in Instrument No. 20060927-0119247, said Register's Office.; Conveyance of Common Area as of record in Instrument No. 20010815-0088361, said Register's Office.; Subject to 100 Year Flood line per plat.; Declaration of Covenants as of record in Instrument No. 20000905-0087103, 20001204-0119092, 20010815-0088370, 20041102-0131848, 20100526-0040558, said Register's Office.; By-Laws as of record in Instrument No. 20000905-008713, 20100526-0040558, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1209 Blairfield Rd, Antioch,TN,37013**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 18th day of November, 2013.

Frankie M. Witcher

Frankie M. Witcher

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Frankie M. Witcher , 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 the purposes therein contained.

Witness my hand and official seal at office, this 18th day of November, 2013.

Vanessa E Allen

Notary Public

Commission expires:

8/16/14

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130