WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102962 DEEDWARR
Recvd: 12/09/13 13:03 3 pgs
Fees:18.00 Taxes:957.93

20131209-0124821

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires MAR. 7, 2017

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
Ernest G. McAninch	Ernest G. McAninch	087-02-OA-009.00
(NAME)	(NAME)	
409 Landings Way	409 Landings Way	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122-7483	Mount Juliet, TN 37122-7483	
(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, **David L. Smalley, an unmarried man and Janice Smalley, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ernest G. McAninch and Wife, Lee Ann McAninch**, 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. 9, on the plan of Final Plat, Cobblestone Landing, Phase I, as shown on plat of record in Instrument 200508220099471, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to David L. Smalley and Janice Smalley, husband and wife by Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 05/25/2007 and filed for record on 06/01/2007 in Instrument 200706010064975, Register's Office for Davidson County, Tennessee.
David L. Smalley and Janice Smalley having since divorced are both now unmarried.

All matters as set forth per Plat of record in Instrument 200508220099471, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200508290103476, said Register's Office.
Assignment of Declarants Rights of record in Instrument 201010050079535 and Instrument 201010290086759, said Register's Office.
All matters including but not limited to an Easement of record in Book 5168, Page 898, Book 5168, Page 902, Book 5168, Page 910, Book 6286, Page 272, Book 7408, Page 402, Book 7408, Page 406, Book 11476, Page 233 and in Book 11476, Page 235, said Register's Office.
Easement of record in Book 7079, Page 196, rerecorded Easement of record in Book 7083, Page 435, said Register's Office.
Amendment to Easement of record in Book 7607, Page 135, said Register's Office.
Joint Access and Public Utility Easements of record in Book 8190, Page 75, said Register's Office.
Stormwater Detention Agreement Easement of record in Instrument 200311060163210, said Register's Office.
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.

File No.: 01288-17913
SMG TN Warranty Deed

unimproved ☐

This is improved ☑ property, known as 409 Landings Way, Mount Juliet, TN 37122-7483
(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 our hands this 13 day of November, 2013

David L. Smalley

~~Janice Smalley~~

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Smalley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

REGINA D. GOODEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY
My Comm. Expires January 24, 2017

Witness my hand and Official seal this 13 day of November, 2013.

Regina D. Gooden January 24, 2017
Notary Public
My Commission Expires:

~~State of Tennessee~~
~~County of~~

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Smalley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.~~

~~Witness my hand and Official seal this _____ day of _____, _____.~~

~~Notary Public~~
~~My Commission Expires:~~

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

unimproved ☐

This is improved ☑ property, known as 409 Landings Way, Mount Juliet, TN 37122-7483
(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 our hands this 14 day of Nov, 2013.

David L. Smalley

Janice Smalley

State of Tennessee
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Smalley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of _____, _____.

Notary Public
My Commission Expires:

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Smalley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14 day of November, 2013.

Notary Public
My Commission Expires: 16 July 2017

CARA AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

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