WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(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
Andrew D. Thomas	Peoples Home Equity	098-01-O-029.00
(NAME)	(NAME)	
4059 Lake Parkway	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3127	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130104536 DEEDWARR
Recvd: 12/16/13 10:45 2 pgs
Fees:13.00 Taxes:743.70
20131216-0126716

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, **Lawrence Glotfelty and Patricia Powell, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew D. Thomas, a married man**, 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. 14 on the Plan of Lake Park Section One, as of record in Plat Book 4175, pages 134-135, Registers Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles E. Fowler and wife, Bernadette P. Fowler by Deed from James M. Burnette, Jr. and wife, Mary Sue Burnette, dated and filed for record on 06/19/1973 in Book 4720, Page 308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence Glotfelty and Patricia Powell, husband and wife by Deed from Bernadette P. Fowler, an unmarried woman, dated 06/14/2013 and filed for record on 06/18/2013 in Instrument 201306180062254, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4175, Page 134, and Plat Book 4175, Page 135, said Register's Office.
Restrictions of record in Book 4429, Page 577, as amended of record in Book 4516, Page 751, said Register's Office.
Charter of the Homeowner's Association of record in Book 4669, Page 746 and Book 9949, Page 538, 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 4059 Lake Parkway, Hermitage, TN 37076-3127
(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 27th day of November, 2013.

Lawrence Glotfelty by Sheri Prosser his atty in fact

Lawrence Glotfelty By Sheri Prosser his atty in fact

Patricia Powell by Sheri Prosser her atty in fact

Patricia Powell By Sheri Prosser her atty in fact

State of Tennessee
County of Wilson
Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Sheri Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Lawrence Glotfelty and Patricia Powell, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130618-0062253, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th day of November, 2013.

Tracey Trumphour

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