WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104539 DEEDWARR
Recvd: 12/16/13 10:48 2 pgs
Fees:13.00 Taxes:295.63

20131216-0126722

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

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
Diane Guilliams	Nola Lending Group, LLC	075-07-O-256.00
(NAME)	(NAME)	
5510 Country Drive Apt 19	4000 S. Sherwood Forest Blvd, S-202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baton Rouge, LA 70816	
(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, **Linda Atkins, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Diane Guilliams, an unmarried 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. 30-B on the Plan of the Zone Lot Division of lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48, Rachel's Square, Section Two, as of record in Plat Book 6250, page 540 amending Plat Book 5200, Pages 623-625, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Atkins, unmarried by Warranty Deed With Adminstrator's Quitclaim dated 05/31/2011 from Joshua Ross Finley of record in Instrument 20110630042626, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 623, Plat Book 5200, Page 624, Plat Book 5200, Page 625, Plat Book 6250, Page 540, said Register's Office.
Restrictions of record in Book 6455, Page 135, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of Rachel's Square of record in Book 6619, Page 777, as amended of record in Book 8030, Page 757, 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 104 Rachels Trail Court, 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), 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 13th day of December, 2013.

Linda Atkins

Linda Atkins

State of Tennessee
County of Wilson

Personally appeared before me Linda Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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