WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130105413 DEEDWARR
Recvd: 12/18/13 12:15 2 pgs
Fees:13.00 Taxes:344.10

20131218-0127882

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 $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 9·12·16

(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
Wendy Ann Gatz	Wendy Ann Gatz	096160A00500CO
(NAME)	(NAME)	
309 Lakebrink Drive	309 Lakebrink Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Dawn R. Ellis, unmarried and James B. Powers and wife, Wanda C. Powers**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wendy Ann Gatz, 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. 5, on the plan of Phase One, Section One, Larchwood, Planned Unit Development, as shown on plat of record in Plan Book 6200, Page 51, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dawn R. Ellis, unmarried and James B. Powers and wife, Wanda C. Powers by Warranty Deed dated 09/13/2000 from Joseph M. Buttry and wife, Amelia Holder Buttry of record in Instrument 200009180092321, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 5200, Page 541, Plan Book 6200, Page 51, said Register's Office.
Restrictions of record in Book 5773, Page 797, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6299, Page 152, as re-recorded of record in Book 6301, Page 82, as amended of record in Book 6391, Page 449, as amended of record in Book 9827, Page 12, said Register's Office.
By-Laws of record in Book 6299, Page 166, said Register's Office. Said By-Laws were amended of record in Book 6301, Page 96, Book 6873, Page 939 and Book 7271, Page 342, said Register's Office.
Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 4868, Page 616, Book 5569, Page 99 and Book 6592, Page 366, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 6323, Page 670, said Register's Office.
Charters of Homeowners Association of record in Book 6391, Page 434 and Book 6391, Page 440, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 309 Lakebrink Drive, Nashville, TN 37214
(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 16th day of December, 2013.

Dawn R. Ellis

James B. Powers

Wanda C. Powers

State of Tennessee
County of Wilson

Personally appeared before me Dawn R. Ellis, James B. Powers, and Wanda C. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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