WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107979 DEEDWARR
Recvd: 12/31/13 10:43 2 pgs
Fees:13.00 Taxes:647.13

20131231-0131140

STATE OF TENNESSEE
COUNTY OF Wilson

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5.3.16

(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
Richard Straus	Mortgage Master, Inc	063160B13600CO
(NAME)	(NAME)	
29004 Freshwater Dr	102 Elm St	
(ADDRESS)	(ADDRESS)	
Agoura Hills, CA 91301	Walpole, MA 02081	
(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, **John D. Wright Jr. and wife, Amy M. Wright**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard Straus, married**, 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. 218 on the Plan of Hampton Park (formerly known as Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550-552, and by Certificate of Correction of record in Book 7462, Page 445 and by Amendment to change name of said plan of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John D. Wright Jr. and wife, Amy M. Wright by Warranty Deed from Mark Allen Sydenstricker and wife, Julia R. Sydenstricker, dated 11/14/2005 and filed in Instrument Number 20051122-0140891, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 6900, Page 405; Plat Book 6900, page 550; Plat Book 6900, page 551; Plat Book 6900, page 552; Book 7462, page 445 and Book 8181, page 112, Register's Office for said County.
Restrictive Covenants of record in Book 7351, Page 852; Book 7451, page 739 and Book 8336, page 393, Register's Office for said County.
Easement of record in Book 7460, Page 930; Book 7489, page 515 and Book 8657, page 179, Register's Office for said County.
Charter and matters of the Homeowner's Association of record in Book 7431, Page 204; Book 8207, page 276; Book 8517, page 762; Book 8833, page 216 and Book 8951, page 797, Register's Office for said County.

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 1457 Aaronwood Drive, Old Hickory, TN 37138
(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 26th day of December, 2013.

John D. Wright Jr.

Amy M. Wright

State of Tennessee
County of Wilson

Personally appeared before me John D. Wright Jr. and Amy M. Wright, 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 27th 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