WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140003987 DEEDWARR
Recvd: 01/17/14 13:37 2 pgs
Fees:13.00 Taxes:294.15

20140117-0004930

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January 2014.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(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
Allen Lee Boner	Allen Lee Boner	
(NAME)	(NAME)	
5138 Hunters Point Lane	5138 Hunters Point Lane	098050109.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3223	Hermitage, TN 37076-3223	
(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, **Ernest L. Chase Jr. and Sandra Chase, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Allen Lee Boner, 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. 10A on the Plan of Zone Lot Division Lots 10, 11, 24, 46, and 47, Hunter's Point Subdivision, as of record in Plat Book 6250, Page 274 amending Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ernest L. Chase Jr. and Sandi M. McQuiston and Allan McQuiston and wife, Gail McQuiston by Deed from Sara M. Mercer, dated 06/11/1998 and filed for record on 06/18/1998 in Book 10982, Page 927, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest L. Chase, Jr. and Sandra Chase, husband and wife by Deed from Ernest L. Chase, Jr. and Sandra Chase f/k/a Sandi M. McQuiston, husband and wife and Allan McQuiston and Gail McQuiston, husband and wife, dated 02/24/2003 and filed for record on 05/31/2003 in Instrument 200305310073970, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 736, Plat Book 6250, Page 274, said Register's Office.
Restrictions of record in Book 3814, Page 592, Book 3897, Page 925, said Register's Office. Said restrictions were amended in Book 6207, Page 609, said Register's Office.
Restrictions of record in Book 6279, Page 741, said Register's Office.
Charter of record in Book 6256, Page 293, 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 5138 Hunters Point Lane, Hermitage, TN 37076-3223

(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 15th day of January, 2014.

Ernest L Chase Jr
Ernest L. Chase Jr.

Sandra Chase
Sandra Chase

State of Tennessee
County of Wilson

Personally appeared before me Ernest L. Chase Jr. and Sandra Chase, 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 15th day of January, 2014.

Tracey Trumphour
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