(2)

Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

mail to
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140004736 DEEDWARR
Recvd: 01/22/14 11:16 2 pgs
Fees:13.00 Taxes:573.13

20140122-0005870

RUTH. M. FOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Elizabeth S Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2014.

Ruth M. Foley
Notary Public

MY COMMISSION EXPIRES: _____

(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
Michael Wright	Ameris Bank	04415037100
(NAME)	(NAME)	
1105 Jones Street	1800 Parkway Place # 820	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Marietta, GA 30067	
(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, **Virgie D. Hewgley, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Wright, a single 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. 102, on the plan of Section B, Village of Old Hickory, as shown on plat of record in Plan Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Virgie D. Hewgley, an unmarried woman by Warranty Deed from Denver E. Litman and wife, Sarah J. Litman and Ellen Marie Litman, unmarried, dated November 22, 2004 and filed in Instrument Number 20041201-0143174, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 1424, Page 67, Register's Office for said County.

Easement of record in Book 626, Page 556 and Book 662, page 743, Register's Office for said County.

Charter of the Homeowner's Association of record in Book 8290, Page 865, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1105 Jones Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10873
SMG TN Warranty Deed

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 14th day of January, 2014.

Virgie D. Hewgley by Dorothy G. Weatherford - atty in fact

Virgie D. Hewgley by Dorothy G. Weatherford her atty in fact

State of Tennessee
County of Wilson

On this 14th day of January, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Dorothy G. Weatherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Virgie D. Hewgley, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument number 20140122-0005869, Register's Office of Davidson County, Tennessee.

Lissa Groom
Notary Public
MY Commission Expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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