WARRANTY DEED

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John C. Drake	New Owner	17605010700
(NAME)	(NAME)	
5117 Hickory Grove Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **Bethany Tinsley, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John C. Drake, an unmarried man**, hereinafter called the GRANTEE(S), his 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. 72, on the Final Plat of Hickory Woods, Section B, as shown by plat appearing of record in Plat Book 6900, Page 512, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bethany M. Tinsley and Richard E. Tinsley by Special Warranty Deed dated 07/25/2008 from Secretary of Veterans Affairs of record in Instrument 200809040090714, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bethany M. Tinsley, a single person by Quit Claim Deed dated 06/18/2010 from Bethany M. Tinsley, single person and Richard E. Tinsley and wife, Rhonda C. Tinsley of record in Instrument 201008100063062, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth in plat per Book 6900, Page 512; 2. Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Hickory Woods of record in Book 9678, Page 187, as amended of record in Book 9764, Page 44; 3. Said By-Laws were amended of record in Instrument 2000912070120450, and in Instrument 200106140062710; 4. Rules and Regulations of record in Instrument 200160140062709, and in Instrument 200110150111957, as amended in Instrument 200310100150800; 5. Right of Way Agreement of record in Book 5909, Page 915; 6. Deed of Conveyance of record in Book 8169, Page 571; 6. Deed of Conveyance of record in Book 8169, Page 579; 7. Grant of Transmission Line Easement of record in Book 9632, Page 973; 8. Charter of the Homeowner's Association of record in Book 7857, Page 87, and in Book 7876, Page 67, and Book 9680, Page 319, 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

BILL GARRETT, Davidson County
Trans: T20140006444 DEEDWARR
Recvd: 01/28/14 14:17 2 pgs
Fees: 13.00 Taxes: 514.30
20140128-0007776

BMT

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5117 Hickory Grove Drive, Antioch, TN 37013
(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), his 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), his 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 10th day of January, 2014.

Bethany Tinsley

State of Virginia
County of Fairfax

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

WITNESS my hand and seal this 23rd day of January, 2014.

Notary Public
My Commission Expires: 4/30/2016

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

RICHARD RIOS
COMMONWEALTH
REG. NO. 7530854
OF VIRGINIA
NOTARY PUBLIC

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122