WARRANTY DEED

AMIE JO GRAVITT
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 $156,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/26/16

(AFFIX SEAL)

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
Matthew Poston	Bank of Tennessee	098050A11600CO
(NAME)	(NAME)	
5672 Chestnutwood Trail	301 Center Street, P.O. Box 4980	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140007988 DEEDWARR
Recvd: 02/04/14 10:41 2 pgs
Fees:13.00 Taxes:578.68
20140204-0009756

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, **Shaun M. Burroughs and wife, Judy Lynn Burroughs**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Poston, an unmarried 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. 125, on the plan of Section Four, Hampton Hall, as shown on plat of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shaun M. Burroughs and wife, Judy Lynn Burroughs by Warranty Deed dated 04/14/2008 from Danny Brawn and Jessica R. Brawn, husband and wife of record in Instrument 200805080047876, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 11700, Page 2, said Register's Office.
Declaration of Restrictive Covenants of record in Book 10278, Page 257, as amended of record in Book 10444, Page 460, as amended of record in Book 10640, Page 947, and by First Supplementary Declaration of record in Book 10301, Page 184, and by Fourth Supplementary Declaration of record in Book 11573, Page 512, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 11367, Page 156, 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 5672 Chestnutwood Trail, Hermitage, TN 37076
(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 6th day of January, 2014.

Shaun M. Burroughs

Judy Lynn Burroughs

State of Tennessee
County of Wilson

Personally appeared before me Shaun M. Burroughs and Judy Lynn Burroughs, 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 6th day of January, 2014.

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