WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 9·12·16

(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
Adam Webb	Adam Webb	043020A23600CO
(NAME)	(NAME)	
236 Cedarwood Lane	236 Cedarwood Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140008280 DEEDWARR
Recvd: 02/05/14 09:37 2 pgs
Fees:13.00 Taxes:222.00

20140205-0010101

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, **Kelly D. Walker, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Adam Webb, 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 all of Lot No. Z-236, on the plan of Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes, Buildings N Thru Z, of record in Plat Book 5200, Page 590, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kelly D. Walker, an unmarried man by Warranty Deed from Joyce I. Deubel, dated May 9, 2007 and filed in Instrument Number 20070514-0057777, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 5497, Page 800 and Plat Book 5200, page 590, Register's Office for said County.

Restrictive Covenants of record in Book 5495, Page 661; Book 6119, page 402; Book 6216, page 434; Book 6707, page 216; Book 9010, page 503; Book 9010, page 505 and Instrument Number 20070820-0092060, Register's Office for said County.

Easements of record in Book 4845, Page 36 and Instrument Number 20110325-0023033, Register's Office for said County.

Charter and matters of the Homeowner's Association of record in Book 5307, Page 226; Book 5497, page 595; Bok 5684, page 678 and Book 6216, page 432, Register's Office for said County.

By-Laws of record in Book 5307, Page 231; Instrument Number 20070802-0092059 and Instrument Number 20120921-0085950, 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 236 Cedarwood Lane, Madison, TN 37115
(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 my hand this 31st day of January, 2014.

Kelly D. Walker

State of Tennessee
County of Sumner

Personally appeared before me Kelly D. Walker, 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 31st day of January, 2014.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/9/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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