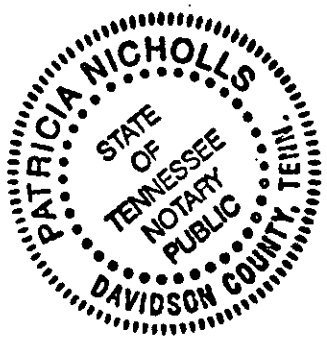
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016647 DEEDWARR
Recvd: 03/12/14 09:46 2 pgs
Fees:13.00 Taxes:364.45
20140312-0020578



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/25/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thelma J. Teet	NEW OWNER	135160B15400CO
(NAME)	(NAME)	
105 Inglewood Drive		
(ADDRESS)	(ADDRESS)	
Tullahoma, TN 37388		
(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, **John Bancroft , married***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thelma J. Teet , unmarried**, 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 Unit No. 154, on the Horizontal Property Regime Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument 20021120-0143949, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Bancroft, an unmarried man by Warranty Deed dated 06/27/2003 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument 200307120096989, Register's Office for Davidson County, Tennessee. Power of Attorney of record in Instrument No. 20140312-0020577, said Register's Office.

* Said property is not the marital residence of Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per plats of record in Plat Book 4660, Page 157 and Instrument 200211200143949, said Register's Office.
Design Standards for Nashboro Village Tract 11 of record in Instrument 200205070056331, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200211040134724, as amended of record in Instrument 200306100080281 and Instrument 200505200056888, said Register's Office.
By-Laws of record in Instrument 200211060136459, said Register's Office.
Overhead Line Easement of record in Book 4821, Page 111, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 10110, Page 854, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200208200100403, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200211060136458, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200211200144369, said Register's Office. County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 712 Flintlock Court, Nashville, TN 37217

(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 11th day of March, 2014.

John Bancroft by Barbara Bancroft Attorney in Fact

John Bancroft
By: Barbara Bancroft, as Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Bancroft, with whom I am personally acquainted and who proved herself to be the attorney in fact of John Bancroft and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2014.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

