WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017723 DEEDWARR
Recvd: 03/17/14 11:59 2 pgs
Fees:12.00 Taxes:288.60

20140317-0021855

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/13/2016

(AFFIX SEAL)

KIMBERLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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
Vilanda I. Merritt	Mortgage Investors Group	064-13-0-B 057.00CO
(NAME)	(NAME)	
302 Laurel Hill Drive	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37923	
(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, **Cecilia K. O'Brien, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vilanda I. Merritt, an unmarried woman**, 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:

Located in Davidson County, Tennessee, being Unit No. 302, on the plan of Laurel Hill Courtyard Homes, as shown on plat of record in Plan Book 6900, Page 573, Register's Office, Davidson County, Tennessee, and as established by Master Deed of record in Book 8199, Page 779, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cecilia K. O'Brien, a single woman by Warranty Deed dated from Resolution Trust Corporation as Receiver for MeritBanc Savings Association of record in Book 8766, Page 544, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 6900, Page 573, said Register's Office.
Rules and Regulations of record in Book 10468, Page 96 and in Instrument No. 20130712-0072571, said Register's Office.
Master Deed of record in Book 8199, Page 779, said Register's Office.
Stormwater Detention Agreement of record in Book 6566, Page 208, said Register's Office.
Easement of record in Instrument No. 20010607-0059700, said Register's Office.
Charter of Homeowners Association of record in Book 7872, Page 388 and Book 8209, Page 228, 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 302 Laurel Hill Drive, Old Hickory, TN 37138
(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 13th day of March, 2014.

Cecilia K O'Brien
Cecilia K. O'Brien

State of Virginia
County of Chesterfield

Personally appeared before me Cecilia K. O'Brien, 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 13th day of March, 2014.

KELLI A. CUNNINGHAM
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7546037
MY COMM. EXPIRES 09/30/2017
NOTARY PUBLIC

Kelli A Cunningham
Notary Public
My Commission Expires: 09/30/2017

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