WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022603 DEEDWARR
Recvd: 04/03/14 14:33 2 pgs
Fees:13.00 Taxes:662.30

20140403-0027871

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Donna L Cosby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-16-2016

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
Donna L. Cosby	New Owner	086030A03200CO
(NAME)	(NAME)	
212 Chandlers Pass Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Artemio Soto and wife, Carla G. Soto**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Donna L. Cosby, single female**, 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. 32, on the plan of Summit Run Phase Two, as shown on plat of record in Plan Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alan B. Cozart and wife, Jennifer K. Cozart by Warranty Deed dated 06/22/2005 from Charles R. Hawk, Jr. and wife, Amy L. Hawk of record in Instrument 200507140081829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Artemio Soto, married by Cash Deed for Tennessee dated 07/28/2011 from The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument 201108020059327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Artemio Soto and wife, Carla G. Soto by Quit Claim Deed dated 01/05/2012 from Artemio Soto of record in Instrument 201201090001995, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 5200, Page 776, Book 8250, Page 524, Book 10021, Page 425, Book 9700, Page 660, said Register's Office.
Restrictive Covenants of record in Book 10326, Page 683, said Register's Office.
Restrictive Covenants of record in Book 10378, Page 251, said Register's Office.
Annexation to Amended and Restated Declaration of Restrictive Covenants of record in Book 11499, Page 321, said Register's Office.
Easement of record in Book 7325, Page 994, said Register's Office.
Sanitary Sewer Easement of record in Book 7499, Page 72, said Register's Office.
Deed of Conveyance Easement of record in Book 10693, Page 703, 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 212 Chandlers Pass Court, 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 28th day of March, 2014.

Artemio Soto

CARLA G SOTO
Carla G. Soto

State of Tennessee
County of Wilson

Personally appeared before me Artemio Soto and Carla G. Soto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY