LL# 2295-197

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/14 10:27 3 pgs
Fees:18.00 Taxes:510.60
20140501-0036728

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Denise L. Mun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Theresa J. Wiggington
Notary Public

MY COMMISSION EXPIRES: 2-6-2017

(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Heather Carrillo	Wilson Bank & Trust	07508014400
(NAME)	(NAME)	
632 Dutchmans Drive	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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, **Ronnie W. Glover** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Heather Carrillo**, 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. 197, on the plan of Section 1, Highlands of Tulip Grove, as shown by plat appearing of record in Plat Book 4675, page 26, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Reginald C. Morehouse and wife, Mary E. Morehouse by Warranty Deed dated 02/28/1984 from David Russell Smith and wife, Mary Ann Morehouse Smith of record in Book 6241, Page 903, Register's Office for Davidson County, Tennessee. Reginald C. Morehouse died on March 28, 1986, leaving Mary E. Morehouse as surviving tenant by the entirety. The said Mary Eileen Morehouse a/k/a Mary E. Morehouse died testate on 02/23/2013 devising subject property to Mary Ann Morehouse Smith and Mark Reginald Morehouse as evidenced by the Last Will and Testament of Mary Eileen Morehouse filed in Probate No. 13-P-748, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to Ronnie W. Glover by Warranty Deed dated 12/13/2013 from Mary Ann Morehouse Smith and Mark Reginald Morehouse, heirs of the Estate of Mary Eileen Morehouse of record in Instrument 201312170127330, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4675, Page 26, said Register's Office.
Restrictive Covenants for Highlands of Tulip Grove, Section I of record in Book 4793, Page 157, 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 632 Dutchmans Drive, 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 my hand this 30th day of April, 2014.

X Ronnie W Glover

Ronnie W. Glover

State of Tennessee
County of Wilson

Personally appeared before me Ronnie W. Glover, 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 30th day of April, 2014.

MARILYN C. NEWMAN * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

Notary Public
My Commission Expires: 8-14-17

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

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J. C. ROSS
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16