WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140031482 DEEDWARR
Recvd: 05/07/14 10:29 2 pgs
Fees: 13.00 Taxes: 294.89
20140507-0038847

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
C4realty, LLC	Same	06404006100
(NAME)	(NAME)	
6770 Pennywell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Fredda M. Lee and Linda England, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **C4realty, LLC**, 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. 34A, on the plan of Zone Lot Division, Lot 34, Lake Country, as shown on revised plat of record in Plat Book 5800, Page 386, which amends plat of record in Plat Book 5200, Page 493, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty Deed dated 12/23/1992 from Security Financial & Mortgage Corporation of record in Book 8845, Page 256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Freda M. Lee and Linda England by Cash Deed dated 11/04/1993 from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9146, Page 763, and further quitclaimed to Fredda M. Lee and Linda England, as joint tenants with rights of survivorship by Quit Claim Deed dated 10/31/2007 from Fredda M. Lee and Linda England of record in Instrument 200711010129087, Register's Office for Davidson County, Tennessee Said conveyances erroneously stated and conveyed Lot 34B, should have stated and conveyed Lot 34A as being corrected and stated in this conveyance.

All matters as set forth per Plat Book 5200, Page 493, as amended in Plat Book 5800, Page 386, said Register's Office.

Restrictive Covenants of record in Book 6095, Page 656 and Book 6248, Page 347, said Register's Office.

Charter of the Homeowner's Association of record in Book 7289, Page 990, 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 4626 Woodview Circle, 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 our hands this 2nd day of May 2014.

Fredda M. Lee

Linda England

State of Tennessee
County of Wilson

Personally appeared before me Fredda M. Lee and Linda England, 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 2nd day of May, 2014.

Notary Public
My Commission Expires: _____

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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