WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140037426 DEEDWARR
Recvd: 05/29/14 10:50 2 pgs
Fees:13.00 Taxes:499.50

20140529-0046121

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE 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
MWC, LLC	Same as new owner	07503002500
(NAME) 508 Des Moines Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, **Susan W. Graves, Trustee of the Ward Family Living Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **MWC, 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 Lot No. 33 on the plan of Tulip Grove, Section I, as of record in Plat Book 3700, page 106, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James H. Ward and wife, Grayce G. Ward by Warranty Deed dated from Fischer & Short Construction Company Inc of record in Book 4281, Page 416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Ward and Grayce G. Ward, Trustees of the Ward Family Revocable Living Trust by Warranty Deed dated 09/22/2005 from James H. Ward and Grayce G. Ward, husband and wife of record in Instrument 200509220113979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan W. Graves, Conservator for James H. Ward by Quit Claim Deed dated 10/10/2012 from Susan W. Graves, Successor Trustee of The Ward Family Revocable Living Trust, dated July 23, 2005 of record in Instrument 201210100092882, Register's Office for Davidson County, Tennessee. The said James H. Ward died testate on 02/15/2014 devising subject property to Trustees of the Ward Family Living Trust and their successors as evidenced by the Last Will and Testament of James H. Ward filed in Probate No. 14P518, in the Probate Court Clerk's Office for Davidson County.

All matters as set forth per Plat Book 3700, Page 106, said Register's Office.
Restrictive Covenants of record in Book 4099, Page 239, 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 508 Des Moines 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 22nd day of May, 2014.

THE WARD FAMILY LIVING TRUST

Susan W. Graves, Trustee

Susan W. Graves
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan W. Graves with whom I am personally acquainted and who proved himself/herself to be the Trustee of The Ward Family Living Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official this 22nd day of May, 2014.

Tracey Trumphour

Notary Public
My commission expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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