WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
[illegible] First Avenue South, Suite 200
Franklin, TN 37064
File# 01288-20416

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Mays Bolton	NEW OWNER	186-04-0-A 117.00CO
(NAME)	(NAME)	
8176 Middlewick Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140037823 DEEDWARR
Recvd: 05/30/14 12:24 2 pgs
Fees:13.00 Taxes:1387.50
20140530-0046674

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, **Sherri Bashore , a unmarried woman and, Joseph Ledoux , an unmarried man, as joint tenants with right of survivorship** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelly Mays Bolton and Charles Keith Bolton, wife and husband** , 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. 308, on the plan of Final Plat, Burkitt Place, Phase 2B, as shown on plat of record in Instrument No. 20070222-0021966, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sherri Bashore, an unmarried woman, and Joseph Ledoux, an unmarried man, as joint tenants with right of survivorship by Warranty Deed dated from Drees Premier Homes Inc., an Ohio corporation of record in Instrument 201202060010422, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Instrument 200509200113225, Instrument 200702220021966, said Register's Office. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200603060025388, as amended of record in Instrument 200702020014304, said Register's Office. Assignment of Developers Rights of record in Instrument 201201060001500, said Register's Office.
Easement and Contribution Agreement of record in Instrument 200508160096915, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200509080108101, said Register's Office.
Easement Agreement of record in Instrument 200603170030915, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200604270048083, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200712200145868, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 8176 Middlewick Lane, Nolensville, TN 37135
(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 May, 2014.

Sherri Bashore

Joseph Ledoux

State of Tennessee
County of Williamson

Personally appeared before me Sherri Bashore and Joseph Ledoux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

STATE OF TENNESSEE NOTARY PUBLIC DONALD B. BARNETT WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/22/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027