WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140045221 DEEDWARR
Recvd: 06/25/14 14:44 2 pgs
Fees: 13.00 Taxes: 555.00
20140625-0055720

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-19-17

(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
Jack L. Kramer	MidSouth Bank	17601001700
(NAME)	(NAME)	
3848 Round Rock Drive	One East College Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, **Laurie L. Ambrose and Husband, Jeffrey Dale Ambrose**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jack L. Kramer, unmarried**, 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. 103, on the plan of Hickory Woods, Section A, as shown on plat of record in Plan Book 6900, page(s) 511, as corrected in Book 7582, page 167, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Laurie L. Ambrose and husband, Jeffrey Dale Ambrose, as tenants by the entireties by Warranty Deed dated 05/23/2005 from Radford H. Dimmick and wife, Mary Brooke Dimmick of record in Instrument 200505240058418, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 511, Book 7582, Page 167, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7422, Page 235, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7422, Page 301, said Register's Office.

Correction to Declarations of Covenants, Conditions and Restrictions of record in Book 9616, Page 470, said Register's Office.

Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 9678, Page 187, said Register's Office.

Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 9764, Page 44, said Register's Office.

By-Laws of record in Book 7932, Page 648, 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 3848 Round Rock Drive, Antioch, TN 37013

(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 20th day of June 2014.

Laurie L. Ambrose

Jeffrey Dale Ambrose

State of Tennessee
County of Wilson

Personally appeared before me Laurie L. Ambrose and Jeffrey Dale Ambrose, 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 20th day of June, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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