WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$220,000.00~~ $219,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Dean A. McMurchy	Fifth Third Mortgage Company	087 09 0 126.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
6009 Elijah Court	5001 Kingsley Dr MD:1M0CBQ	Trans:T20140046068 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/27/14 16:02 2 pgs
Hermitage, TN 37076	Cincinnati, OH 45227	Fees:13.00 Taxes:810.30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140627-0056733

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, **Robert J. Stewart and Angela D. Stewart, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dean A. McMurchy and Amy L. McMurchy, Husband and Wife**, 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. 71, on the plan of Final Plat of New Hope Estates, Phase Three, as shown on plat of record in Plan Book 9700, Page 494, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert J. Stewart and Angela D. Stewart, Husband and Wife by Warranty Deed from HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3, dated September 20, 2010 and filed in Instrument Number 20101014-0082257, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 9700, Page 494, Register's Office for said County.

Restrictive Covenants of record in Book 11665, Page 811 and Instrument Number 20000322-0029281, Register's Office for said County.

Easements of record in Book 6909, Page 840; Book 7216, page 477; Book 8111, page 562; Book 8111, page 567 and Book 9550, page 330, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 6009 Elijah Court, 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 our hands this 20th day of June, 2014.

Robert J. Stewart by Lisa K. Chambers his atty in fact

Angela D. Stewart by Lisa K. Chambers her atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 20TH day of June, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lisa K. Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Robert J. Stewart and Angela D. Stewart, Husband and Wife, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

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