WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Noel R. Bagwell III	New Owner	075120B00100CO
(NAME)	(NAME)	
1012 Brookside Woods Boulevard		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140046305 DEEDWARR
Recvd: 06/30/14 11:31 2 pgs
Fees:13.00 Taxes:660.45

20140630-0057047

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, **Shannon S. Glover and wife, Kayla Glover, formerly known as Kayla McKinney**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Noel R. Bagwell III and Devon N. Bagwell, 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. 1, on the plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development, as shown on plat of record in Plan Book 9700, Page 397, as corrected in Book 11346, Page 459, and amended in Book 11515, Page 698, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Shannon S. Glover, a single man and Kayla McKinney, a single woman by Warranty Deed from Bridgett Leigh Bolding Himes, a married woman and husband Brian Himes, dated September 29, 2009 and filed in Instrument Number 20091008-0093554, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2014 are a lien but are not yet due and payable; (2) All matters as set forth on the plat of record in Plat Book 9700, Page 362; Book 9700, page 397; Book 11346, page 459 and Book 11515, page 698, Register's Office for said County; (3) Restrictive Covenants of record in Book 10444, Page 213; Book 11103, page 156 and Book 11453, page 900, Register's Office for said County; (4) Easements of record in Book 5609, page 627; Book 8843, page 142; Book 8843, page 145; Book 11497, page 577; Instrument Number 20140114-0003778 and Instrument Number 20140416-0031703, Register's Office for said County; (5) Charter of the Homeowner's Association of record in Book 10451, Page 506, Register's Office for said County; (6) Quitclaim Deed to Homeowners Association filed in Book 11450, page 112, Register's Office of Davidson County, Tennessee.

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 1012 Brookside Woods Boulevard, 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 25th day of June, 2014.

Shannon S. Glover

Kayla Glover

Kayla Glover, formerly known as
Kayla McKinney

State of Tennessee
County of Sumner

Personally appeared before me Shannon S. Glover and Kayla Glover, 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 25th day of June, 2014.

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122