Davidson County	DEEDWARR
Recvd: 07/01/14 13:47	3 pgs
Fees:18.00 Taxes:521.70	
20140701-0057770	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $141,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-20-14

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Comm. Expires August 20, 2014

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6354 SMITH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Betty H. Smith	PrimeLending, A Plains Capital Company	026060A06200CO
137 Canton Court	18111 Preston Rd, Suite 900	
Goodlettsville, TN 37072	Dallas TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

PEGGY DICKINSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETTY H. SMITH, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 52, FINAL PLAT FOR THE TOWNHOMES AT WINDSOR GREEN, PHASE I, SECTION 3, as shown on plat of record in Instrument Nos. 20040109-0003983 (erroneously referred to as Instrument No. 2004019-0003893 in Deed of Acquisition) and 20041112-0136380, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Peggy Dickinson, unmarried by Warranty Deed from Dial Properties, LLC, recorded on the 20th day of May, 2005 in Instrument No. 20050520-0057216, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. City of Goodlettsville taxes for the year 2014 and thereafter, for tax parcel identification number 026060A06200CO , not yet due and payable.

c. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT FOR THE TOWNHOMES AT WINDSOR GREEN, PHASE I, SECTION 3 , as recorded in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6406, Page 929, Book 11164, Page 69 and Instrument No. 20011108-0122758 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Easement for Cable T.V. recorded in Book 11534, Page 618.

g. Easement for Water Mains recorded in Book 6255, Page 578.

h. Easement recorded in Book 4377, Page 94.

i. Easement for Sewer/Storm Drainage recorded in Book 6117, Page 290 and Book 8326, Page 230.

j. Charter of Homeowners Association recorded in Book 6396, Page 542 and Book 8192, Page 65.

k. Conveyance of Common Area recorded in Book 7864, Page 369.

l. Matters as disclosed in Special Warranty Deed recorded in Book 10832, Page 144.

m. Easement recorded at Instrument No. 20020913-0111699.

This is improved property known as 137 Canton Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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 on the 27th day of June, 2014.

Peggy Dickinson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PEGGY DICKINSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6354 SMITH

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

True Copy Certification

I, Kristian Short, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Rita B Mitchell a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2016
Notary' Seal (if on paper)

