WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 9.12.16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jenni N. Kremer	Regions Bank d/b/a Regions Mortgage	Parcel ID:
2613 Lakeside Meadows Drive	2050 Parkway Office Circle	110030A02900
Mount Juliet, TN 37122	Birmingham, AL 35244	

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 acknowledged, we

Sarah Wright, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jenni N. Kremer , an unmarried woman and Heather L. 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:

BEING Lot No. 29, on the Plan of Final Plat, Phase I, Lakeside Meadows, of record in Instrument 20080331-0031829, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Wright, unmarried, by deed from Frank Batson Homes, Inc. of record in Instrument 20111227-0100796, said Register's Office, dated December 23, 2011.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 20080731-0078498, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20080331-0031829, said Register's Office; (3) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20080507-0047145, said Register's Office; (4) Stormwater Detention Agreement of record in Instrument 20070112-0005324, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2613 Lakeside Meadows Drive, Mount Juliet, TN 37122

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 30th day of June, 2014.

Sarah Wright

BILL GARRETT, Davidson County
Trans: T20140047285 DEEDWARR
Recvd: 07/02/14 13:37 2 pgs
Fees: 13.00 Taxes: 1042.48

20140702-0058344

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Wright, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2014.

My Commission Expires: 9-9-14

Notary Public

ZA[illegible] PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122