File No. 20140108

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047570 DEEDWARR
Recvd: 07/03/14 10:05 2 pgs
Fees:13.00 Taxes:610.13
20140703-0058681

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Ann Smith	PrimeLending	026-02-0-023.00
(NAME)	(NAME)	
201 Ashtead Court	17330 Preston Rd, Ste 160B	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Betty Carolyn Wilkinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Ann 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 No. 341 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Betty Carolyn Wilkinson, by Warranty Deed from Dale E. Eby, Successor Trustee U/A/D Aug. 20, 1996 of the Eby Revocable Living Trust Agreement, dated 5/1/02 and recorded 5/3/02 in Instrument No. 20020503-0054757, in the Register's Office of Davidson County, Tennessee.

Subject Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6406, Page 929; HOA Charter of record in Book 6396, Page 542; amended in Book 8192, Page 65; Conveyance of Common Areas of record in Book 7864, Page 369; Water Main Easements in Book 4377, Page 94 and Book 6636, Page 824; Sanitary Sewer Easement in Book 6117, Page 290; TVA Easements in Book 2487, Page 227 and Book 3067, Page 181; and all existing easements and all other matters shown on plat of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 201 Ashtead Court, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20140108

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 27th day of June, 2014.

Betty Carolyn Wilkinson

Betty Carolyn Wilkinson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Carolyn Wilkinson, the bargainor(s), with whom I am personally acquainted or proved to me 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 this 27th day of June, 2014.

Commission expires:

Rebecca Campbell

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016