WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047583 DEEDWARR
Recvd: 07/03/14 10:17 2 pgs
Fees:13.00 Taxes:528.73
20140703-0058716

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner (13)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Hope Waterdown	NEW OWNER	04411014300
(NAME)	(NAME)	
903 Elliston Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Christopher Michael Gee and wife, Stacy Elizabeth Gee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hope Waterdown, an unmarried woman**, 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 all of Lot No. 10, on the plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Michael Gee and wife, Stacy Elizabeth Gee by Warranty Deed dated 02/19/2014 from Scott E. Martin, married of record in Instrument 201402210014881, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 68, said Register's Office.

Charter of Old Hickory Village Neighborhood Association, Inc. of record in Book 8290, Page 865, said Register's Office.

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 409 Cleves Street, Old Hickory, TN 37138
(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 27th day of June, 2014.

Christopher Michael Gee

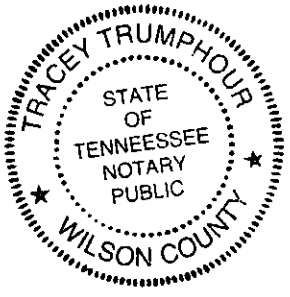
Stacy Elizabeth Gee

State of Tennessee
County of Wilson

Personally appeared before me Christopher Michael Gee and Stacy Elizabeth Gee, 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 27th day of June, 2014.

Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066