Davidson County	**DEEDWARR**
Recvd: 07/11/14 14:27	**2 pgs**
Fees:13.00 Taxes:843.60	
20140711-0061403	

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

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015

(AFFIX SEAL)

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
Darleen Joyce Woiten	Synovus Mtg Corp	08702003800
(NAME)	(NAME)	
4589 Raccoon Trail	2204 Lakeshore Dr. # 325	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham AL 35209	
(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, **Karen Laux Mennite and Anthony Mennite, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Darleen Joyce Woiten and Walter William Woiten, wife snd husband**, 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. 47, on the Plan of New Hope Meadows, Phase I, First Revision, as shown on plat of record in Plan Book 6900, page 653, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Karen Laux Mennite by Transfer dated from Calvin A. Bracewell and wife Eunice E. Bracewell of record in Book 9693, Page 966, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 653, Book 7664, Page 465, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377, said Register's Office.
Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7567, Page 103, said Register's Office.
Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 7934, Page 796, said Register's Office.
First Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument 200301060001976, said Register's Office.
By-Laws of record in Book 7557, Page 356, Instrument 200301060001977, said Register's Office.
Said By-Laws were amended of record in Book 7567, Page 106, said Register's Office.
Easement of record in Book 7079, Page 196, said Register's Office.
Re-Recording of Easement of record in Book 7083, Page 435, said Register's Office.
Easement of record in Book 7158, Page 685, said Register's Office.
Amendment to Easement of record in Book 7607, Page 135, said Register's Office.
Articles of Incorporation of New Hope Meadows Homeowners Association of record in Book 7525, Page 935, 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 4589 Raccoon Trail, 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 10th day of July, 2014.

Karen Laux Mennite

Anthony Mennite

State of Tennessee
County of Wilson

Personally appeared before me Karen Laux Mennite and Anthony Mennite, 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 10th day of July, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

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