WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140052296 DEEDWARR
Recvd: 07/21/14 10:21 2 pgs
Fees: 13.00 Taxes: 488.40
20140721-0064339

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,001.00

Cassi Clarke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Niles Clement	Niles Clement	07408009600
(NAME)	(NAME)	
7006 Bonnavent Drive	7006 Bonnavent Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, I, **Belinda Hardin**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Niles Clement**, 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. 760 on the plan of Section Seven, Hermitage Hills of record in Plat Book 3300, pages 62 and 63 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John P. Gaffney, III, unmarried a/k/a John P. Gaffney by Warranty Deed dated 07/20/2000 from Bill J. Lee and wife, Rose M. Lee of record in Instrument 200007260073842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Powell, a married woman by Substitute Trustees Deed dated 01/30/2014 from Arnold M. Weiss, Substitute Trustee of record in Instrument 201402050010104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Belinda Hardin by Quit Claim Deed dated 02/13/2014 from Patricia Powell of record in Instrument 201402140013071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 3300, Page 62 and Plat Book 3300, Page 63, said Register's Office; (2) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 7006 Bonnavent Drive, Hermitage, TN 37076

File No.: 01288-21478
SMG TN Warranty Deed

(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 my hand this 18 day of July, 2014.

Belinda Hardin

State of Tennessee
County of Wilson

Personally appeared before me Belinda Hardin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2014.

Notary Public Escrow Officer
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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