WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Rose Tyzi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/2018

(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
Randolph Svitzer	Randolph Svitzer	07507005600
(NAME)	(NAME)	BILL GARRETT, Davidson County
614 Des Moines Drive	614 Des Moines Drive	Trans:T20140054555 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 07/29/14 08:42 2 pgs
Hermitage, TN 37076	Hermitage, TN 37076	Fees:13.00 Taxes:527.25
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140729-0067078

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, **William G. Dyer and wife, Ellen P. Dyer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Randolph Svitzer, a single man**, 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. 73, on the plan of Section Two, Tulip Grove, of record in Plat Book 3700, Page 122, 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 William G. Dyer and wife, Ellen P. Dyer by Warranty Deed dated 12/31/2003 from Kay F. Crabtree of record in Instrument 200401020000516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 3700, Page 122; (2) Restrictive Covenants of record in Book 4134, Page 51, said Register's Office; (3) 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 614 Des Moines Drive, 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 22nd day of July, 2014.

William G. Dyer by Pam Salas, Attorney in Fact

Pam Salas, atty in fact

Ellen P. Dyer by Pam Salas, Attorney in Fact

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Pam Salas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Attorney in Fact of William G. Dyer and that she as such Attorney in Fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Attorney in Fact.

WITNESS my hand and seal this 22nd day of July, 2014.

Notary Public Escrow Officer

My Commission Expires: _____

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

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Pam Salas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Attorney in Fact of Ellen P. Dyer and that she as such Attorney in Fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Attorney in Fact.

WITNESS my hand and seal this 22nd day of July, 2014.

Notary Public Escrow Officer

My Commission Expires: _____

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

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

Return to:
Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138