WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140054605 DEEDWARR
Recvd: 07/29/14 09:44 2 pgs
Fees:13.00 Taxes:377.40

20140729-0067122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $102,000.00.

Affiant

Subscribed and sworn to before me this 25th day of July, 2014.

Notary Public
My Commission expires: SEP 20 2016
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sabrina Gayle Maggart	NEW OWNER	076-01-0-133.00
538 Debbie Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David J. Westover, unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sabrina Gayle Maggart, A Single Woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 88-B on the Plan of Zone Lot Division, Lot Numbers 88, 104 & 108, Tulip Grove Woods, Phase 1, of record in Plat Book 6900, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Westover, unmarried man from Lisa B. Dreher and husband, Scott A. Dreher by Warranty Deed on December 18, 2009, of record in Instrument Number 20100104-0000046, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 73, amending Plat Book 6200, Page 69, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6369, Page 879, and Plat Book 6900, Page 73, Register's Office for Davidson County, Tennessee.

This is improved property known as: **538 Debbie Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 24th, 2014.

David J. Westover

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

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **David J. Westover,** to me known to be the person described n and who executed the foregoing instrument, and acknowledged that he executed the same or the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2014

My commission expires 8/19/14

Notary Public

