Return to:

Return to:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

SLTE#1159

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tracy C. Donoho-Shinault	SWBC	Map 151-10-0A-
7504 W. Winchester Drive	213 Overlook Cr. Ste A4	Parcel 002.00CO
Antioch, TN 37013	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Virginia K. Hailey, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Tracy J. Donoho-Shinault, unmarried,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, Phase One, Villages of Long Hunter of record in Plat Instrument No. 20010230006894, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Virginia K. Hailey, unmarried by warranty deed dated July 30, 2008 from Claudia L. Hooks Christian, married (aka Claudia R. Hooks Christian) of record in Instrument No. 20080804-0080211, said Register's Office.

This is the same legal description used in the previous deed of record.

This conveyance is subject to the following:

1. **2014 Taxes, not yet due and payable and assumed by Grantee.**
2. **Restrictions and By-Laws of record in Instrument Nos. 20010531005638 2, 200311110164945 and in 200410220127537, said Register's Office.**
3. **Charter and Open-Space of record in Instrument Nos. 20010531005638 1 and 20010531005638 3, said Register's Office.**
4. **Any and all matters of record in Plat Instrument No. 20010230006894, said Register's Office.**

This is improved property commonly known as **7504 W. Winchester Drive, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20140067493 DEEDWARR
Recvd: 09/10/14 14:14 2 pgs
Fees:13.00 Taxes:480.63
20140910-0083000

[STATE OF TENNESSEE] CC
[COUNTY OF ~~WILLIAMSON~~] Wilson

The actual consideration or value, whichever is greater for this transfer is $ 129,900.00.

Affiant

Subscribed and sworn to before me this 5th day of September, 2014.

CASSI CLARK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary public:
My commission expires: 5/19/18

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of September, 2014.

Virginia K. Hailey

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia K. Hailey**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 5th day of September, 2014

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY