# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069958 DEEDWARR
Recvd: 09/18/14 12:33 2 pgs
Fees:13.00 Taxes:1152.55
20140918-0085746

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 $311,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 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 |
|---|---|---|
| Allan J. Ward | Peoples Home Equity, Inc | 097160A05000CO |
| (NAME) | (NAME) | |
| 5172 Bay Overlook Drive | 2 Maryland Farms, Ste 110 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Brentwood, TN 37027 | |
| (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, **Morris G. Elam and Kay G. Elam, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Allan J. Ward and Diane M. Gentes-Ward, husband and wife**, 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 46, on the plan of The Peninsula, Phase Two, as shown on plat of record in Plan Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which reference in hereby made for a more complete description.

Being the same property conveyed to Morris G. Elam and Kay G. Elam by Warranty Deed dated 10/30/2003 from Scott R. Gunselman and Betsy R. Gunselman of record in Instrument 200311040161833, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 9700, Page 352. (2) Declaration of Restrictive Covenants of record in Book 9564, Page 693 and amended in Book 9754, Page 35, and as amended in Book 9977, Page 359, and as amended in Book 10333, Page 219, and amended in Book 11258, Page 85. (3) By-Laws of record in Book 11181, Page 371. (4) Said By-Laws were amended of record in Book 10973, Page 39. (5) Said By-Laws were amended of record in Instrument 200008220083193. (6) Said By-Laws were amended of record in Instrument 200303130033780. (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200104180038172, 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 5172 Bay Overlook 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 15th day of September, 2014.

Morris G Elam by Kay G Elam
Morris G. Elam, by Kay G. Elam, Attorney in fact
Attorney in fact

Kay G Elam
Kay G. Elam

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kay G. Elam 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 Morris G. Elam 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 15th day of September, 2014.

Tracey Trumphour
Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me Kay G. Elam, 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 15th day of September, 2014.

Tracey Trumphour
Notary Public

My Commission Expires: 8.14.17

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

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY