Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David P. Jaeger	New Owner	161-11-0-D 071.00CO
(NAME)	(NAME)	
416 English Ivy Drive, Unit 71		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140071132 DEEDWARR
Recvd: 09/23/14 11:28 2 pgs
Fees:13.00 Taxes:444.00
20140923-0087229

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, **Kelly Mays Bolton and Keith Bolton, wife and husband** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David P. Jaeger, unmarried**, 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:

Located in Davidson County, Tennessee, being Unit No. 71, in Building M, on the plan of Phase VII for Villages of Brentwood, as shown on plat of record in Plan Book 6900, Page 777, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kelly Mays, an unmarried woman by Warranty Deed dated 05/25/1999 from Brian R. Speer and wife, Allison Durham Speer of record in Book 11503, Page 295, Register's Office for Davidson County, Tennessee.

Keith Bolton, husband of Kelly Mays Bolton, joins in this instrument to convey any and all interest he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plan Book 6900, Page 777, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7231, Page 789, as amended of record in Book 7472, Page 108, as amended of record in Book 7679, Page 109, said Register's Office.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 338, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Instrument 201304190039360, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7663, Page 928, said Register's Office.
Charter of Homeowners Association of record in Book 6158, Page 352, said Register's Office. Charter

Amendment of record in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927 and Book 8163, Page 593, said Register's Office.
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 416 English Ivy Drive, Unit 71, Nashville, TN 37211
(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 12th day of September, 2014.

Kelly Mays Bolton

Keith Bolton

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 12th day of September, 2014.

Notary Public
My Commission Expires: 11/6/17

THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027