WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140074939 DEEDWARR
Recvd: 10/03/14 14:14 2 pgs
Fees: 13.00 Taxes: 880.23
20141003-0091913

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
Justin Chisholm	CrossCountry Mortgage, Inc.	087-02-0-A 015.00CO
(NAME)	(NAME)	
7900 Silver Oak Court	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Brecksville, OH 44141	
(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, I, **Wendi M. Ellis, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Justin Chisholm, a married 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. 36, Final Plat, Cobblestone Landing, Phase I, as shown by plat of record in Instrument No. 20050822-0099471, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wendi M. Ellis, an unmarried woman by Warranty Deed dated 01/25/2008 from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument 200801290009126, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Instrument 200508220099471, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200508290103476, said Register's Office. Assignment of Declarants Rights of record in Instrument 201010050079535 and Instrument 201010290086759, said Register's Office.
All matters including but not limited to Easements of record in Book 5168, Page 898, Book 5168, Page 902, Book 5168, Page 910, Book 6286, Page 272, Book 7408, Page 402, Book 7408, Page 406, Book 11476, Page 233 and Book 11476, Page 235, said Register's Office.
Easement of record in Book 7079, Page 196, said Register's Office. Re-recorded Easement of record in Book 7083, Page 435, said Register's Office. Amendment to Easement of record in Book 7607, Page 135, said Register's Office.
Joint Access and Public Utility Easements of record in Book 8190, Page 75, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200311060163210, 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 7900 Silver Oak Court, Mount Juliet, TN 37122
(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 30th day of September, 2014.

Wendi M. Ellis

State of Tennessee
County of Williamson

Personally appeared before me Wendi M. Ellis, 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 30th day of September, 2014.

Notary Public
My Commission Expires: 8/27/17

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

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY