WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP

BILL GARRETT, Davidson County
Trans:T20140078603 DEEDWARR
Recvd: 10/20/14 09:03 2 pgs
Fees:13.00 Taxes:680.80

20141020-0096263

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Janine Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2014.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(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
Martin A. Spaulding	CMG Mortgage, Inc.	182010A07100CO
(NAME)	(NAME)	
3212 Hidden Creek Drive	3160 Crow Canyon Rd., Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(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, **Amanda Leenhouts, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Martin A. Spaulding, an unmarried man**, hereinafter called the GRANTEE(S), his 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 all of Lot No. 71, Phase One, Section Two, Sunset Hills, of record in Plat Instrument 20071220014632 3, in the Register's Office for 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 Gert J. Leenhouts and Amanda Leenhouts, married to each other by Warranty Deed dated 07/31/2008 from Lake Forest Homes, Inc. of record in Instrument 200808060081174, Register's Office for Davidson County, Tennessee. Final Judgment of Divorce conveyed property to the said Amanda Leenhouts, Docket No. 12D-1113, filed on July 18, 2012 in the Third Circuit Court for Davidson County, Tennessee. Also of record in Instrument No. 201410030091760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Instrument 20071220014632 3. (2) All matters set out in document including but not limited to restrictions of record in Book 5388, Page 713 and Book 5894, Page 186. (3) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200706050067129, as amended of record in Instrument 201102030009586. (4) Stormwater Detention Agreement Easement of record in Instrument 200604060039475. (5) Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record in Instrument 200707100082048. (6) Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 200710100120325. (7) Right of Way Easement of record in Instrument 200711090132386. (8) Charter of record in Instrument 200706050067128. (9) Quitclaim Deed to the Homeowner's Association of record in Instrument 200802110013604, 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 3212 Hidden Creek Drive, Antioch, TN 37013
(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), his 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), his 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 17th day of October, 2014.

Amanda Leenhouts

State of Tennessee
County of Wilson

Personally appeared before me Amanda Leenhouts, 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 17th day of October, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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