WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079396 DEEDWARR
Recvd: 10/21/14 15:44 2 pgs
Fees:13.00 Taxes:517.63
20141021-0097174

TRACEY TRUMPHOUR STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Veranda R. Quarles	Churchill Mortgage Corporation	041010A09400CO
(NAME)	(NAME)	
5136 Ryan Allen Circle	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	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, I, **Jan Whitfield, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Veranda R. Quarles, a single woman**, hereinafter called the GRANTEE(S), her 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 97, on the plan of Cobblestone Creek Phase Two - "1st Revision", as shown on plat of record in Instrument 200606120069609, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jan Whitfield, unmarried by Special Warranty Deed dated 09/29/2006 from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record in Instrument 200610060124573, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200606120069609; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200412080146322; (3) Gasline Easement of record in Book 2493, Page 137; (4) Stormwater Detention Agreement of record in Instrument 200403040024829; (5) Charter of record in Instrument 200412080146324; (6) Quitclaim Deed to the Homeowner's Association of record in Instrument 201109160072157, 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 5136 Ryan Allen Circle, Whites Creek, TN 37189
(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), her 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), her 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.

Jan Whitfield

State of Tennessee
County of Wilson

Personally appeared before me Jan Whitfield, 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 17th day of October, 2014.

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