WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-22881

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
Cindy Houston Hazen	NEW OWNER	171030A18800CO
(NAME)	(NAME)	
5353 Fredericksburg Way W		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140081526 DEEDWARR
Recvd: 10/29/14 11:20 2 pgs
Fees: 13.00 Taxes: 1182.15
20141029-0099789

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, **Christine Henry, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cindy Houston Hazen , 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the plan of Section 6B, Fredericksburg, as shown on plat of record in Plan Book 9700, Page 151, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Henry and wife, Christine Henry by Warranty Deed dated from Radnor Homes, Inc. of record in Book 10680, Page 632, Register's Office for Davidson County, Tennessee. John Henry having since died February 6, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 7900, Page 509, Book 7900, Page 807, Book 9700, Page 151, said Register's Office.
Restrictions of record in Book 7798, Page 843, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, and amended in Book 9500, Page 393, and amended in Book 9860, Page 840, and amended in Book 10694, Page 541, said Register's Office.
By-Laws of record in Book 8920, Page 45, said Register's Office.
Said By-Laws were amended of record in Book 10694, Page 539, said Register's Office.
Easement of record in Book 7851, Page 712, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269, said Register's Office.
Deed of Conveyance of record in Book 9698, Page 81, said Register's Office.
Deed of Conveyance of record in Book 9698, Page 124, said Register's Office.
Easement of record in Book 10709, Page 143, said Register's Office.
Charter of record in Book 8920, Page 40, said Register's Office.

Amenities Area of record in Book 9443, Page 538, said Register's Office.
County of Davidson taxes for the year 2015 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 5353 Fredericksburg Way W, Brentwood, TN 37027
(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 14th day of October, 2014.

Christine Henry

State of Tennessee
County of Williamson

Personally appeared before me Christine Henry, 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 24th day of October, 2014.

Notary Public
My Commission Expires: 8/27/17

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

