# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082647 DEEDWARR
Recvd: 11/03/14 11:03 2 pgs
Fees:13.00 Taxes:426.24
20141103-0101152

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/2015

(AFFIX SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

**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 |
|---|---|---|
| Phyllis M Thomson | Same as new Owner | 075120F07500CO |
| (NAME) | (NAME) | |
| 254 S. Queensberry Court | | |
| (ADDRESS) | (ADDRESS) | |
| Pittsburgh, PA 15237 | | |
| (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, **S. Cecilia Marie Agar, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Phyllis M. Thompson Revocable Living Trust dated December 19, 2006**, 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 all of Lot No. 75, Unit No. 215, Phase 1, Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200505250059119, as amended of record in Instrument 200801030000699, as amended of record in Instrument 201205210043906, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Sharon Randolph, a single woman by Warranty Deed dated 03/15/2007 from Marquis Homes, LLC, a limited liability company of record in Instrument 200703160032456, Register's Office for Davidson County, Tennessee. Pursuant to Order for Name Change, the said Sharon Randolph (Sharon C. Randolph) is now known as S. Cecilia Marie Agar, of record in Instrument 201201130003853, in the Register's Office for said County.

All matters as set forth per Boundary Plat of record in Instrument 200505170055768, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200505250059119, as amended of record in Instrument 200801030000699, as amended of record in Instrument 201205210043906, said Register's Office.

All matters including but not limited to an Easement of record in Book 4123, Page 640, said Register's Office.

Permit Easement of record in Book 10413, Page 841, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200406090068086, 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 735 Tulip Grove Road, Condominium 215, Hermitage, TN 37076
(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 31st day of October, 2014.

S. Cecilia Marie Agar

State of Tennessee
County of Wilson

Personally appeared before me S. Cecilia Marie Agar, 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 31st day of October, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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