| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 11/05/14 10:28 | 2 pgs |
| Fees:13.00 Taxes:530.95 | |
| **20141105-0102152** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/20/17

(AFFIX SEAL)

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 5/20/17

**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 |
|---|---|---|
| Amanda Marie Clemmer | Fairway Independent Mtg | 08607000900 |
| (NAME) | (NAME) | |
| 1013 Carriage Way Court | 1652 Pinecrest Drive Ste 203 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Plano TX 75024 | |
| (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, we, **Bradley J. Gullette and Rachel Knight, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amanda Marie Clemmer**, 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: * unmarried

Land in Davidson County, Tennessee, being all of Lot No. 10, on the Final P.U.D. Plan, Phase I, Section Two, Jackson's Retreat, plat of record in Book 5200, Page 334 and Page 335, revised in Book 5972, Page 96, 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 Bradley J. Gullette, a single person by Warranty Deed dated 04/29/2004 from Linda K. Rossmaire, Unmarried of record in Instrument 200404300049065, Register's Office for Davidson County, Tennessee. Rachel Knight joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per plat of record in Book 5200, Page 334 and Page 335, revised in Book 5972, Page 96, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360, said Register's Office.
By-Laws of record in Book 5745, Page 294, said Register's Office.
Charter of record in Book 5745, Page 283, 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 1013 Carriage Way Court, 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 our hands this 31st day of October, 2014.

Bradley J. Gullette

Rachel Knight

State of Tennessee
County of Wilson

Personally appeared before me Bradley J. Gullette and Rachel Knight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they 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

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017