WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140086467 DEEDWARR
Recvd: 11/17/14 12:47 2 pgs
Fees: 13.00 Taxes: 1365.30
20141117-0105856

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 8/22/18

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Emily Jones
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/22/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William T. Loyd	New Owner	06308022400
(NAME)	(NAME)	
1629 Stokley Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Donald F. Ward and Debra H. Ward, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William T. Loyd and Jane J. Loyd, husband and wife** , 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. 106, Phase One, Cleveland Hall, Plat Book 11700, Page 51, as corrected by Surveyor's Certificate of Correction in Instrument 199912090301348, in the Register's Office 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 Donald F. Ward and Debra H. Ward, husband and wife by Warranty Deed dated 08/17/2012 from William P. Walker, Jr. and wife, Nancy J. Walker of record in Instrument 201208220075669, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 11700, Page 51, as corrected by Surveyor's Certificate of Correction in Instrument 199912090301348, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11725, Page 76, as amended of record in Instrument 200512020144894, as amended of record in Instrument 200712200146113, as amended of record in Instrument 200802080013290, as amended of record in Instrument 200810140103112, said Register's Office.
Easement of record in Book 11720, Page 325, said Register's Office.
Stormwater Detention Agreement Easement of record in Instrument 20041115-0136615, said Register's Office.
Charter of record in Book 11725, Page 70, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 201308160086466, 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 1629 Stokley Lane, Old Hickory, TN 37138
(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 24th day of October, 2014.

Donald F. Ward by Debra H. Ward, Attorney in Fact — Debra H. Ward

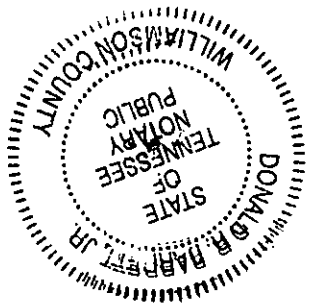
Attny in fact

State of Tennessee
County of Williamson

Personally appeared before me Debra H. Ward, 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 24th day of October, 2014.

Notary Public
My Commission Expires: 8/27/17

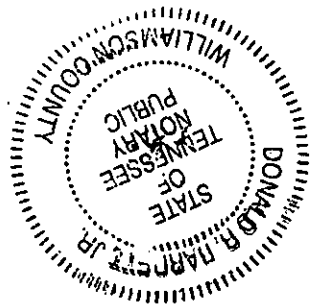


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra H. Ward, with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Donald F. Ward and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official 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