WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089424 DEEDWARR
Recvd: 12/01/14 08:14 2 pgs
Fees:13.00 Taxes:516.15

20141201-0109470

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner (KM)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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
Chase D. Colley	CMG Mortgage Inc	05316025300
(NAME)	(NAME)	
840 Stone Hedge Circle	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(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, **Barbara J. West and Warren Burd West, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chase D. Colley and Judith N. Colley, 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 Lot 34, on the plan of Stone Hedge, Section Three, as shown on plat of record in Plan Book 9700, Page 219, and as amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara J. West and Warren Burd West, wife and husband by Warranty Deed from Keith P. Ellis and wife, Penny A. Ellis, dated December 14, 2001 and filed in Instrument Number 20011217-0138872, Register's Office of Davidson County, Tennessee. Warren Burd West joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: (1) All matters as set forth per Book 9700, Page 219, Book 10159, Page 42; (2) Right of Way for Highway Purposes Easement of record in Book 5269, Page 302; (3) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 8883, Page 641; (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 8883, Page 651, 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 840 Stone Hedge Circle, 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 21st day of November, 2014.

Barbara J. West

Warren Burd West

State of Tennessee
County of Wilson

Personally appeared before me Barbara J. West and Warren Burd West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of November, 2014.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066