WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140091337 DEEDWARR
Recvd: 12/05/14 14:43 2 pgs
Fees: 13.00 Taxes: 566.10
20141205-0111829

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/2017

(AFFIX SEAL)

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
Robin M. Wilson	New Owner	182-06-0-A 394.00CO
(NAME)	(NAME)	
9044 Ristau Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Kelly A. Ryan, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robin M. Wilson, 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. 331, on the plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three - Section Two, as shown on plat of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelly A. Ryan, an unmarried woman by Warranty Deed dated 05/04/2012 from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument 201205080039782, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200705160058484, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200201160006750, as amended of record in Instrument 201011160091730, said Register's Office.

Stormwater Detention Agreement of record in Instrument 20010306-0021333, said Register's Office.

Charter of Homeowners Association of record in Instrument 200201230009417 and Instrument 200812190121385, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 9044 Ristau Drive, Antioch, TN 37013

(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 4th day of December, 2014.

Kelly A. Ryan

State of Tennessee
County of Wilson

Personally appeared before me Kelly A. Ryan, 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 4th day of December, 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