WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/14 16:08 3 pgs
Fees:18.00 Taxes:1359.75
20141218-0116116

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles S. Fly	Charles S. Fly	12400009100
(NAME)	(NAME)	
3008 Palomino Place	3008 Palomino Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Michelle Crowder Meadows f/k/a Michelle G. Crowder and Troy L. Meadows, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles S. Fly and Judith L. Fly, 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. 2, on the Final Plat of Bridle Path Subdivision, Section, Two, of record in Plat Book 7900, Page 537, 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 David N. Crowder and wife, Michelle G. Crowder by Warranty Deed dated 07/31/2002 from Richard D Hurley and wife, Vickie L. Hurley of record in Instrument 200208060094577, Register's Office for Davidson County, Tennessee. David N. Crowder died January 20, 2010, thereby leaving Michelle G. Crowder as his surviving Tenant by the Entirety.

Troy L. Meadows 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 Plat Book 7900, Page 537, and (2) Restrictive Covenants of record in Book 8981, Page 140, as amended of record in Book 10536, Page 276, 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 3008 Palomino Place, 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 17th day of December, 2014.

Michelle Crowder Meadows
Michelle Crowder Meadows

Troy L. Meadows
Troy L. Meadows

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 Michelle Crowder Meadows and Troy L. Meadows, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of December, 2014.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

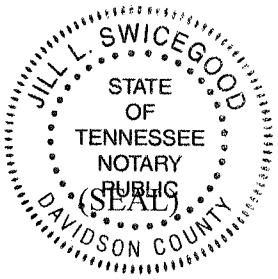
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18