WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-23941

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phyllis Sloss	New Owner	173-10-O-A-086.00CO
(NAME)	(NAME)	
6447 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150002174 DEEDWARR
Recvd: 01/09/15 11:27 2 pgs
Fees:13.00 Taxes:795.50
20150109-0002545

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, **Mary Lynn Hegdahl** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Phyllis Sloss and Shirley Sloss Tyus and Tonya Abril Tyus, tenants in common with right of survivorship**, 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. 62, on the Plan of Section 1 of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Mary Lynn Hegdahl, by Quitclaim Deed from Robert E. Hegdahl, dated 09/16/2011, of record in instrument No. 20120312-0021375, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Matters as shown on the Plat recorded in Plan of Record in Instrument No. 20060914-0114185, in the Register's Office of Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of Record in Instrument No. 20050524-0058309, together with all amendments thereto, in the Register's Office of Davidson County, Tennessee.
Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014182, Instrument No. 20010918-0100850 and Instrument No. 20040413-0041473, in the Register's Office of Davidson County, Tennessee.
Storm Water Detention Agreement of record in instrument No. 20020408-0042673, Instrument No. 20020722-0087469 and Instrument No. 20050524-0058216, in the Register's Office of Davidson County,

Tennessee.
Easement for ingress/egress of record in Book 5385, Page 986, in the Register's Office of Davidson County, Tennessee.
Easement for Right-of-Way of record in Book 5215, Page 482, in the Register's Office of Davidson County, Tennessee.
Easement for Sewer Line of record in Book 6515, Page 495, in the Register's Office of Davidson County, Tennessee.

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 6447 Sunnywood 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 7th day of January, 2015.

Mary Lynn Hegdahl

State of Tennessee
County of Williamson

Personally appeared before me Mary Lynn Hegdahl, 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 7th day of January, 2015.

Notary Public
My Commission Expires: 8/21/17

DONALD P. DARNELL JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027