WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002470 DEEDWARR
Recvd: 01/12/15 10:22 2 pgs
Fees:13.00 Taxes:839.90

20150112-0002931

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Richard P. Baltz	SWBC MORTGAGE CORP	
(NAME)	(NAME)	
2205 Buttonquail Court	9311 SAN PEDRO AVE #100	098060A09900CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAN ANTONIO, TX 78216	
(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, **Brian Lee Haden Jr. and Jennifer Haden, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard P. Baltz**, 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. 91 on the Final Plat of Phase 1, Section "B", Bridgewater, of record in Instrument 20060425-0046949 (erroneously cited as 20071121-0136512 in prior Deed), corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Lee Haden, Jr., by QuitClaim Deed from Emily Ann Haden, dated 6/8/2010, of recorded as Instrument No. 20100615-0046321, in the Register's Office of Davidson County, Tennessee.

The said Brian Lee Haden Jr. having since married to Jennifer Haden joins in this conveyance to waive any and all rights she has in said property.

Covenants, conditions, easements and restrictions recorded as Instrument 20051024-0128043, in the Register's Office of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Subject to all matters as set forth per Plat in Instrument No. 20060425-0046949 as amended by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, in the Register's Office of Davidson County, Tennessee.

TVA Easement as shown of recorded in Deed Book 1291, Page 99 and Record Book 1318, Page 28, in the Register's Office of Davidson County, Tennessee.

Storm Water Detention Agreement as shown of recorded as Instrument No. 20050222-0019150, in the Register's Office of Davidson County, Tennessee.

Charter of Homeowner's Association as shown of recorded as Instrument No. 20060223-0021110, in the Register's Office of Davidson County, Tennessee.

Quitclaim Deed to the Homeowner's Association of recorded as Instrument No. 200911100103837, Said Deed was corrected by Scrivener's Affidavit in Instrument No. 200911170105711, in the Register's Office of Davidson County, Tennessee.

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 2205 Buttonquail Court, 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 our hands this 7th day of January, 2014.

Brian Lee Haden Jr.

Jennifer Haden

State of Tennessee
County of Wilson

Personally appeared before me Brian Lee Haden Jr. and Jennifer Haden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of January, 2015.

Notary Public
My Commission Expires: 8.14.17

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

File No.: 01288-24036
SMG TN Warranty Deed