WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003394 DEEDWARR
Recvd: 01/14/15 10:31 2 pgs
Fees:13.00 Taxes:305.25
20150114-0003930

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Thomas Bontrager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015.

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 8-14-17

(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
Thomas Bontrager	Thomas Bontrager	064160A13900CO
(NAME)	(NAME)	
139 General Jackson Lane	139 General Jackson Lane	
(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, **I, Francine Sharpe, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas Bontrager and Mollie Bontrager, 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 Unit No. 139 on the Plan of Resubdivision of Jackson Meadows, Phase 1, according to the Master Deed of record in Book 7433, page 236, as amended by Book 7434, Page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Francine Sharpe by Warranty Deed from Mary E. Mansfield, formerly Mary E. Crittenden, and husband, Cliff Mansfield, dated 08/31/1999, of record in Book 11647, Page 857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of recorded in Plat Book 6900, Page 527. (2) Declaration of Condominium of Jackson Meadows, Phase 1 and all exhibits attached thereto and recorded of Record in Book 7433, Page 236, as amended of record in Book 7434, Page 642, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant. (3) Storm water Detention Agreement of record in Book 5861, Page 544. (4) Deed of Termination of Horizontal Property Regime of Jackson Meadow of record in book 7433, Page 203. (5) Fine Policy of record in Instrument No. 20040818-0074729. (6) Rule Prohibiting Smoking of record in Instrument No. 201408018-0074730. (7) Charter of record in Book 5796, Page 42, as amended of record in Book 8205, Page 138, 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 139 General Jackson Lane, 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 5th day of January, 2015.

Francine Sharpe

Francine Sharpe

State of Tennessee
County of Wilson

Personally appeared before me Francine Sharpe, 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 5th day of January, 2015.

Marilyn C Newman

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

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