WARRANTY DEED

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(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
Quinton Edward West	F&M Bank	087-02-O-052.00
(NAME)	(NAME)	
4572 Raccoon Trail	PO Box 451	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37041-0451	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/30/15 14:30 3 pgs
Fees:18.00 Taxes:666.00
20150130-0009091

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, **Robert J. Thomas, a married man and Wife, Donna L. Thomas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Quinton Edward West and Kelsey West, 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:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 122 on the Plan of New Hope Meadows, Phase II, as of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Thomas, married by Warranty Deed from Christopher L. Reynolds and Kimberly J. Reynolds, husband and wife, dated 3/10/2006, of record in Instrument No. 20060313-0028668, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of recorded in Plat Book 6900, Page 724, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 7557, Page 377, amendments recorded in Book 7567, Page 103; Book 7934, Page 796 and Restated Restrictions recorded in Instrument 200301060001976, in the Register's Office for Davidson County, Tennessee.

By-Laws at Book 7557, Page 356; Book 7567, Page 106 and Restated by-laws recorded in Instrument 200301060001977, Register's Office for Davidson County, Tennessee.

Charter for HOA recorded in Book 7525, Page 935, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA recorded in Instrument 200802270019161, Register's Office for 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 4572 Raccoon Trail, 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 29th day of January, 2015.

Robert J. Thomas

Donna L. Thomas

State of Tennessee
County of Wilson

Personally appeared before me Robert J. Thomas and Donna L. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th 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

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY