WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012827 DEEDWARR
Recvd: 02/23/15 09:33 2 pgs
Fees:13.00 Taxes:377.40

20150223-0015165

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-28-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tori J. Mitchell	SAME	076.01-0-127.00
(NAME)	(NAME)	
509 Hidden Hill Drive		
(ADDRESS)	(ADDRESS)	
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, **Krystle Glenn, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tori J. Mitchell, an unmarried woman**, 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. 100B on the Plan of Zone Lot Division Lots 89, 90 & 100, Tulip Grove Woods, Phase I, of record in Book 6250, Page 619, amending Plat Book 6200, Page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Krystle Glenn, unmarried by Warranty Deed from Mary L. Finneran, unmarried f/k/a Mary L. Heckert, dated 2/24/2010, of record as Instrument No. 20100311-0018770, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Restrictions upon the use of the premises not appearing in the chain of title to the land. (2) Taxes for 2015 and subsequent years, a lien not yet due and payable. (3) All matters shown on the plat of record as Book 6250, Page 619, amending Plat Book 6200, Page 69, Davidson County, in the state of 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 509 Hidden Hill Drive, 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 6th day of February, 2015.

Krystle Glenn

Krystle Glenn

State of Tennessee
County of Sumner

Personally appeared before me Krystle Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of February, 2015.

Brenda Huntsman

Notary Public Brenda Huntsman
My Commission Expires: 11/20/18

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066