WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150019588 DEEDWARR
Recvd: 03/18/15 09:47 2 pgs
Fees: 13.00 Taxes: 736.30
20150318-0023167

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,~~000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 12th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/18/18

(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
Jonathan R. Drake	Peoples Home Equity, Inc	087-02-O-051.00
(NAME)	(NAME)	
4568 Raccoon Trail	2494 N Mt Juliet Rd #500	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt Juliet, TN 37122	
(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, **Kevin Joseph Stone and Lisa Stone, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jonathan R. Drake and Rachel L. Drake, 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 located in Davidson County, Tennessee, being Lot No. 121, on the Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Joseph Stone, Married by Warranty Deed from Marinus C. Schot and wife Tana J. Schot married, dated 5/1/2007, recorded 5/2/2007 of record in Instrument No. 20070502-0052718, in the Register's Office for Davidson County, Tennessee.

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

Covenants, conditions, easements and restrictions recorded of Record in Book 7557, Page 377, as amended of record in Book 7567, Page 103; Supplement recorded of record in Book 7934, Page 796; Restated and Amended Declaration recorded of record in Instrument No. 200301060001976, in the Register's Office of Davidson County, Tennessee.

Bylaws recorded of record in Book 7557, Page 356, as re-recorded of record in Book 7567, Page 106; and Restated Bylaws recorded of record in Instrument No. 200301060001977, in the Register's Office of Davidson County, Tennessee.

Articles of Incorporation recorded in Book 7525, Page 935, in the Register's Office of Davidson County, Tennessee.

Quitclaim deed to the Homeowner's Association recorded of record in Instrument No. 20080227001916l, 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 4568 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 12th day of March, 2015.

Kevin Joseph Stone

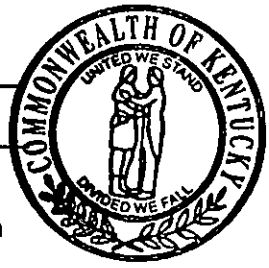
Lisa Stone

State of Kentucky
County of Kenton

Personally appeared before me Kevin Joseph Stone and Lisa Stone, 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 12th day of March, 2015.

Notary Public
My Commission Expires: _____



JULIE A. KUHN
Notary Public, Kentucky
State At Large
My Commission Expires
November 13, 2016
Notary ID # 478373

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