WARRANTY DEED

TRACEY THUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

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

Notary Public 8.14.17

MY COMMISSION EXPIRES: _____

(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
Keith Koch	CapStar Bank dba Farmington Mortgage	087-01-0A-046.00-C
(NAME)	(NAME)	
6077 Hagars Grove Pass	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150026144 DEEDWARR
Recvd: 04/08/15 11:03 2 pgs
Fees: 13.00 Taxes: 438.45

20150408-0030859

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, **David J. Williams and Selena McPeak Williams, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Keith Koch, a married man**, 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. 97, Section 1B, Chesney Glen, as shown by plat of record in Plat Book 9700, Page 289, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David J. Williams and Selena M. McPeak, both unmarried by Warranty Deed from Julie A. Strong, unmarried, dated 9/22/1999, recorded 10/6/1999, of Record in Book 11692, Page 736, in the Register's Office of Davidson County, Tennessee. The said Selena M. McPeak having since married the said David J. Williams and is now known as Selena McPeak Williams. For the purposes of this transaction, the said David J. Williams and David Williams are one and the same person. For the purposes of this transaction, the said Selena M. McPeak and Selena McPeak Williams are one and the same person.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 289.; (2) Covenants, conditions, easements and restrictions Recorded of Record in Book 10278, Page 279, as amended of Record in Book 10449, Page 215, as amended of Record in Book 10449, Page 217, as amended of Record in Book 10640, Page 944, First Supplementary Declaration recorded of Record in Book 10469, Page 924; (3) Storm water Detention Agreement recorded of Record in Book 10357, Page 915; (4) Charter recorded of Record in Book 10290, Page 256; (5) Quitclaim Deed to the Homeowner's Association recorded of Record in Book 10420, Page 356; (6) Quitclaim Deed to the Homeowner's Association recorded of Record in Book 11577, Page 623; (7) Articles of Amendment to the Charter recorded of Record in Book 9922, Page 901, and Corporate Resolution recorded of Record in Book 10079, Page 172, 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 4317 Chesney Glen 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 our hands this 6th day of April, 2015.

David J Williams by Selena McPeak Williams Attorney in fact

David J. Williams by Selena McPeak Williams
Attorney in Fact

Selena McPeak Williams

Selena McPeak Williams

State of Tennessee
County of Wilson

Personally appeared before me Selena McPeak Williams, 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 April, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

State of Tennessee
County of Wilson

On this 6th day of April, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Selena McPeak Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of David J. Williams, and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20150408-0030858, Register's Office of Davidson County, Tennessee.

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

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

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