WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150028281 DEEDWARR
Recvd: 04/15/15 12:34 2 pgs
Fees: 13.00 Taxes: 647.50
20150415-0033312

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(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
Christopher Redmond	Franklin American Mortgagae	064160D13900CO
(NAME)	(NAME)	
2304 Crescent Valley Place	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, **Janice Scurlock, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher Redmond and Kaitlin Redmond, husband and wife as joint tenants with right of survivorship**, 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. 162, on the plan of Truxton Park Section Three, as the same appears in plat of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Janice Scurlock, an unmarried person by Warranty Deed from Creola Whidden, an unmarried person, dated 06/27/2013, of record in Instrument No. 20130702-0068388, Register's Office for Davidson County, Tennessee.

Subject to (1) all matters shown on the plat of recorded in Plat as Instrument No. 20011024-0116272; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20001030-0107559, Second Supplementary Declaration to Declaration of Restrictive Covenants for Truxton Park in Instrument No. 20020123-0009419, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; (3) Charter of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108603; (4) ByLaws of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108604; (5) Easement of record in Book 4910, Page 838, (6) Ingress and egress rights described of record in Deed Book 5699, Page 537; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Instrument No. 20001208-0121300; (8) Quitclaim Deed to Homeowner's Association of record in Instrument No. 20050311-0027266; and (9) Stormwater Detention Agreement, of record as Instrument No. 200008240083612, Register's Office for 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 2304 Crescent Valley Place, 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 31st day of March, 2015.

Janice Scurlock

State of Tennessee
County of Wilson

Personally appeared before me Janice Scurlock, 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 31st day of March, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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