File BOX 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150030187 DEEDWARR
Recvd: 04/21/15 14:53 2 pgs
Fees: 13.00 Taxes: 510.23

20150421-0035641

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MILLER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Montoya	EVERETT FINANCIAL	162-07-0-236-00
(NAME)	(NAME)	
224 Leeshan Court	14801 QUORUM DR., STE 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	DALLAS, TX 75254	
(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, **Alan D Revelette and wife, Candace M. Revelette**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jessica Montoya**, 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. 16, on the plan of Revised Plat, Lots 13, 14, 15, 16, 17, & 18, Section 6-B, Antioch Park, as shown on plat of record in Plan Book 5210, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Alan D. Revelette wife and Candace M Revelette by Warranty Deed from David H. Parker, Trustee, dated 07/28/1978 recorded 06/18/1979, of record in Book 5450, Page 979, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plan Book 5210, Page 248, in the Register's Office for Davidson County, Tennessee.
Terms and provisions of the Joint Driveway Agreements recorded in Book 5570, Page 926 and Book 6530, Page 444, in the 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 224 Leeshan Court, Antioch, TN 37013
(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 17th day of April, 2015.

Alan D Revelette

Candace M. Revelette

State of Tennessee
County of Williamson

Personally appeared before me Alan D Revelette and Candace M. Revelette, 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 17th day of April, 2015.

Notary Public
My Commission Expires: 11/15/17

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF K. THOMAS SIDWELL

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027