WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038843 DEEDWARR
Recvd: 05/19/15 11:53 2 pgs
Fees:13.00 Taxes:501.35
20150519-0046054

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/22/17

(AFFIX SEAL)

CYNTHIA M. McCARVILLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Brian Halstead	SAME AS NEW OWNER	064160C00100CO
(NAME)	(NAME)	
1148 Safety Harbor Cove		
(ADDRESS)	(ADDRESS)	
Hermitage , TN 37138		
(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, **Tony M. Zizza, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian Halstead and Patricia Halstead**, 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, State of Tennessee, described as follows, to-wit: Being Lot No. 1, on the Plan of Section One, Wembley Downs, of record in Book 7900, Page 301, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tony M. Zizza, unmarried man by Warranty Deed dated 01/15/2009 from Dorothy Ballentine Akin now known as Dorothy S. Ballentine, unmarried of record in Instrument 20090116-0004238, Register's Office for Anderson 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 501 Selsey Court, 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 15 day of May, 2015

Tony M. Zizza

State of Tennessee
County of Wilson

Personally appeared before me Tony M. Zizza, 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 15th day of May, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

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

