WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040010 DEEDWARR
Recvd: 05/22/15 10:55 2 pgs
Fees:13.00 Taxes:932.40
20150522-0047434

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
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 $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 5th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(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
Patrice Elree Batey Lockhart	Guaranty Trust Company	075-15-0A-309.00-C
(NAME)	(NAME)	
309 Wiles Court	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, **Deborah A. Crambes, as the Trustee of the Deborah A. Crambes Revocable Trust dated July 31, 2013**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patrice Elree Batey Lockhart, an unmarried woman**, 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/Unit No. 309, on the Plan of Phase Four, Stoner's Glen of record in Instrument No. 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694, and amendment of record in Instrument No. 20040115-0006286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Deborah A. Crambes as the Trustee of the Deborah A. Crambes Revocable Trust dated July 31, 2013 by Warranty Deed from Deborah Crambes, dated 7/31/2013, recorded 8/02/2013 of Record in Instrument No. 20130802-0081092, in the Register's Office for Davidson County, Tennessee.

Patti Lockhart is also known as Patrice Lockhart.

Subject to all matters shown on the plat of record in Instrument No. 20040107-0002851; Covenants, conditions, easements and restrictions recorded of record in Instrument 200005260052723, as amended of record in Instrument 200201150006136, 200012150123565 and in Instrument 200401150006286, in the Register's Office for Davidson County, Tennessee, 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; Easement recorded of record in Book 6838, Page 490; All matters including but not limited to an easement of record in Book 4771, Page 495; Warranty Deed Easement recorded of record in Book 8140, Page 361; Storm water Detention Agreement of record in Instrument 200312020173057; Charter of record in Instrument 200005260052724, said Register's Office, amended in Instrument 200201160006779; and Quitclaim Deed to The Homeowner's Association of record in Instrument 200903110021934, 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 309 Wiles 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 5th day of May, 2015.

Deborah A. Crambes, Trustee

Deborah A. Crambes, as the Trustee of the Deborah A. Crambes Revocable Trust dated July 31, 2013

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Deborah A, Crambes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **Deborah A. Crambes Revocable Trust dated July 31, 2013**, the within named bargainor, and she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 5th day of May, 2015.

My Commission Expires:
8.14.17

Tracey Trumphour

Notary Public, Tracey Trumphour - MJ

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

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY