WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150040651 DEEDWARR
Recvd: 05/26/15 14:42 2 pgs
Fees: 13.00 Taxes: 1221.00
20150526-0048236

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

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
James J. Solava Jr.	Wilson Bank & Trust	098130C17500co
(NAME)	(NAME)	
2216 Seven Point Circle	1436 W Main St	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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, **Ronda Leigh Pitts-Executrix for the Estate of Bennet A. Porter, Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James J. Solava Jr. and Jill R. Solava, Husband and Wife**, 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 Situated in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 168, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument 20060522-0059944, 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 Bennet A. Porter, Jr. and wife, Betty Jane Porter by Warranty Deed dated 05/14/2007 from Frank Batson Homes, Inc. of record in Instrument 20070515-0058284, Register's Office for Davidson County, Tennessee. Bennet A. Porter, Jr. died on 7/21/2014 and Betty Jane Porter died on 8/4/2011.

The said Bennet A. Porter, Jr. was unmarried at the time of his death.

The said Bennet A. Porter, Jr. having since deceased testate on 7/21/2014 leaving Ronda Leigh Pitts appointed executrix of the Estate of Bennet A. Porter, Jr. by probate docket number 14P-1260, Davidson County, Tennessee probate court.

All matters as set forth per Book 7900, Page 200, Instrument 200605220059944, said Register's Office.

Restrictions of record in Book 11670, Page 837, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Meadows of Seven Points of record in Book 11670, Page 822, said Register's Office.

Easement of record in Book 11738, Page 776, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200602270021950, said Register's Office.

Dedication of Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances Easement of record in Instrument 200702060015622, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2216 Seven Points Circle, 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 20th day of May, 2015.

Ronda Leigh Pitts Executrix for the Estate of Benet A. Porter, Jr.

Ronda Leigh Pitts Executrix for the Estate of Bennet A. Porter, Jr.

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Ronda Leigh Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Executrix of The estate of Benet A. Porter, Jr. the within named bargainor, and that she as such Executrix, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as such Executrix.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

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