BILL GARRETT, Davidson County
Trans:T20150044453 DEEDWARR
Recvd: 06/05/15 13:10 2 pgs
Fees:13.00 Taxes:1054.13

20150605-0052998

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

WARRANTY DEED

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/16/18

(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
Joseph W. Lebeane	First National Mortgage Services, LLC	064080A04500CO
(NAME)	(NAME)	
1033 Wyntergrace Farm Road	2230 Mercury Blvd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37130	
(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, **Clarence Cersier Houston and Lesley M. Houston, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph W. Lebeane, unmarried man**, 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. 40 on the Plan of Section Two, Merritt Downs of record in Instrument No: 20030904-0128443, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clarence Cersier Houston and Lesley M. Houston, husband and wife by Warranty Deed dated 09/28/2006 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 20061004-0123355, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200309040128443, said Register's Office.

Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 200106040057881, as amended of record in Instrument 200107020069864, said Register's Office.

First Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 200403300035673, said Register's Office.

Second Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 200407160085315, said Register's Office.

Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Merritt Downs of record in Instrument 200411230140102 said Register's Office.

By-Laws of record in Instrument 200106080060786, said Register's Office.

Restated of Merritt Down's Homeowners Association, Inc of record in Instrument 200106080060785, said Register's Office.

Charter of Merritt Down's Homeowners Association, Inc of record in Instrument 200111270129417, said Register's Office.

Quitclaim Deed of record in Instrument 200404070039569, 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 1033 Wyntergrace Farm Road, Old Hickory, TN 37138
(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 28th day of May, 2015.

Clarence Cersier Houston

Lesley M. Houston

State of Florida
County of Broward

Personally appeared before me Clarence Cersier Houston and Lesley M. Houston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2015.

Notary Public Roxanne Avery
My Commission Expires: March 2, 2018

ROXANNE AVERY
MY COMMISSION #FF097288
EXPIRES March 2, 2018
(407) 398-0153 FloridaNotaryService.com

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