(1)

BILL GARRETT, Davidson County
Trans:T20150046302 DEEDWARR
Recvd: 06/11/15 11:52 2 pgs
Fees:13.00 Taxes:1748.25
20150611-0055386

WARRANTY DEED

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-20-2016
(AFFIX SEAL)

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
Wesley Douglas Bender	SAME	160-10-0A-023.00-C
(NAME)	(NAME)	
205 Heather Circle	9311 San Pedro Ave #100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Antonio, TX 78216	
(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, **Ronald J. Pasquale and wife, Karen E. Pasquale**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wesley Douglas Bender and Leanne Jablonski Bender, 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 in Davidson County, Tennessee, Being Lot Number 23 on the Plan of Heatherwood, of record in Plat Book 6900, Page 897, 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 Ronald J. Pasquale and wife, Karen E. Pasquale by Warranty Deed from Charles A. Locke and wife, Kim E. Locke, dated 8/5/2002, recorded 8/9/2002 of record in Instrument No. 20020809-0096447, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6900, Page 897, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7839, Page 27, 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.
HOA Charter of record in Plat Book 7883, Page 808, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Plat Book 8489, Page 670, 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 205 Heather Circle, Brentwood, TN 37027

(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 3rd day of June, 2015.

Ronald J. Pasquale

Karen E. Pasquale

Ronald J. Pasquale

Karen E. Pasquale

State of Tennessee
County of Williamson

Personally appeared before me Ronald J. Pasquale and Karen E. Pasquale, 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 3rd day of June, 2015.

Notary Public
My Commission Expires: 8/21/17

DONALD R. BARGETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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