# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150047846 DEEDWARR
Recvd: 06/16/15 14:07 2 pgs
Fees: 13.00 Taxes: 562.40
20150616-0057303

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE JAMIE PERRY WILSON COUNTY COMMISSION EXPIRES 5-3-2016

**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 |
|---|---|---|
| Bryan C. Stevenson | Primary Residential Mortgage, Inc | 086-10-0B-105.00-C |
| (NAME) | (NAME) | |
| 105 Noel Cove Circle | 1480 North 2200 West | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Salt Lake City, UT 84116 | |
| (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, **Joshua Michael Weston and wife, Erin J. Weston**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bryan C. Stevenson, single 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 in Davidson County, Tennessee, being Unit No. 105 on the plan of Noel Cove Townhomes, of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof. Being the same property conveyed to Joshua Michael Weston and wife, Erin J. Weston by Warranty Deed from Karen A. Baker and John Michael Baker, wife and husband, dated 11/11/2011, recorded 11/18/2011 of record in Instrument No. 20111118-0090276, in the Register's Office for Davidson County, Tennessee.

Subject to the following Declaration of Condominium of Noel Cove Townhomes, a Condominium and all exhibits attached thereto and recorded of Record in Instrument No. 200309240141428, in the Register's Office for Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant. Stormwater Detention Agreement recorded of Record in Instrument No. 200306170083356; Charter of Noel Cove Townhomes Association, Inc., recorded of Record in Instrument No. 200308120115541; Easement for Trunk Sewer recorded of Record in Book 4419, Page 227; Right of Way Deed to the State of Tennessee recorded of Record in Book 11629, Page 240; and Utility Easement recorded of Record in Book 11242, Page 728, in the Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to a Power of Attorney of Record in Record Book *, Page _____, Register's Office of Davidson County, Tennessee. * 20150616-0057302

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 105 Noel Cove 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 our hands this 8th day of June, 2015.

Joshua Michael Weston

Erin J. Weston by Joshua M. Weston, Attorney-In-Fact
Attorney-In-Fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Michael Weston, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of June, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

On this 8th day of June, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Joshua Michael Weston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Erin J. Weston, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Rutherford County, Tennessee. Witness my hand and official seal. *20150616-0057302

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY