01288-26287

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048327 DEEDWARR
Recvd: 06/17/15 14:46 2 pgs
Fees:13.00 Taxes:1517.00
20150617-0057852

DOROTHY E. WELCH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2015.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 4-13-19

(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
Ruth V. Hood	NEW OWNER	171-04-OB-004.00
(NAME)	(NAME)	
5612 Cloverland Park Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I, **Gayle A. Kucera, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ruth V. Hood, a single 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 in Davidson County, Tennessee, being Lot No. 4, on the plan of Cloverland Park R40 Residential P.U.D., as shown on plat of record in Instrument No. 20001013-0102079, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Gayle A. Kucera, individually by Quitclaim Deed from John L. Kucera, dated 5/8/2014, in Instrument No. 20140509-0039680, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Instrument No. 20001013-0102079, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20010904-0095214, 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.

Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 7885, Page 746, in the Register's Office for Davidson County, Tennessee.

Deed of Easement of record in Instrument No. 20040910-0109502, in the Register's Office for Davidson County, Tennessee.

Charter of Cloverland Park Homeowners Association, Inc., of record in Instrument No. 20010904-0095213, in the

Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Cloverland Park Homeowners Association of record in Instrument No. 20010912-0099350, in the Register's Office for Davidson County, Tennessee.

Taxes for 2015 and subsequent years, a lien not yet due and payable.

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 5612 Cloverland Park Drive, 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 my hand this 15th day of June, 2015.

Gayle A Kucera

Gayle A. Kucera

State of Tennessee
County of Williamson

Personally appeared before me Gayle A. Kucera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2015.

Notary Public
My Commission Expires: 8/21/17

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

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