BILL GARRETT, Davidson County
Trans:T20150052423 DEEDWARR
Recvd: 06/30/15 11:00 2 pgs
Fees:13.00 Taxes:750.73

20150630-0062919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Kimberly Pedigo	SWBC Mortgage Corporation	075120B09800CO
(NAME)	(NAME)	
417 Jameswood Court	9311 San Pedro Ave. #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Molly Ann Barnard F/K/A Molly Ann Phelps and David Barnard, wife and husband,**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Kimberly Pedigo**, 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:

N. unmarried

Land in 2nd Civil District of Davidson County, Tennessee, being Lot No. 32 on the Plan of Phase Two, Section 5 Brookside Woods, a Planned Unit Development, of record in Instrument No. 20011011-0110735, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Molly Ann Phelps, unmarried by Warranty Deed from Chad J. Kozloski, unmarried, dated 12/3/2007, recorded 12/5/2007, of record in Instrument No. 20071205-0140770, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 20011011-0110735, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 10444, Page 213, Amendment of record in Book 11103, Page 156, First Amendment of record in Book 11453, Page 900, 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; (3) Easement of record in Book 5609, Page 627, in the Register's Office for Davidson County, Tennessee; (4) Articles of Incorporation of Brookside Woods Homeowners Association of record in Book 10451, Page 506, in the Register's Office for Davidson County, Tennessee; (5) Quitclaim Deed of record in Book 11450, Page 112, in the Register's Office for Davidson County, Tennessee; (6) Deed of Conveyance of record in Book 11497, Page 577, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Stoners Creek, as much as thereon may flow, from time to time.

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 417 Jameswood Court, 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 26th day of June, 2015.

Molly Ann Phelps Barnard

David Barnard

State of Tennessee
County of Wilson

Personally appeared before me Molly Ann Phelps Barnard and David Barnard, 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 26th day of June, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

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