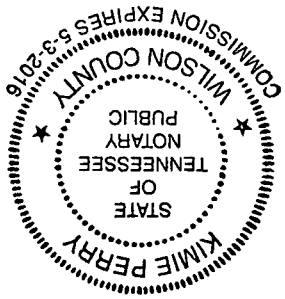
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(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
Marinela Lautt	Marinela Lautt	04915001100
(NAME)	(NAME)	
PO BOX 23096	PO BOX 23096	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37202	NASHVILLE, TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150057322 DEEDWARR
Recvd: 07/15/15 09:41 2 pgs
Fees:13.00 Taxes:195.36

20150715-0068860

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, **Patricia L. Hunt**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marinela Lautt, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 11-A, Zone Lot Division of Lots Nos. 11 and 12, on the Plan of Deer Meadows, Phase One, of record in Book 6250, Page 105, amending in Plat Book 5800, Page 270, 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 Patricia L. Hunt by Warranty Deed dated 01/22/2004 from Sherri D. Johnson of record in Instrument 20040126-0009912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1 Real Property Taxes for the year 2015 and subsequent years, a lien not yet due and payable; (2) All matters as set forth per Book 5800, Page 270 and Book 6250, Page 105; (3) Restrictive Covenants of record in Book 6143, Page 141; (4) Restrictions of record in Book 6250, Page 298; (5) Water Mains Easements of record in Book 6190, Page 664, said Register's Office.

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 3441 Tisdall Drive, Whites Creek, TN 37189
(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), her 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), his 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 7th day of July, 2015.

Patricia L. Hunt

State of Tennessee
County of Wilson

Personally appeared before me Patricia L. Hunt, 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 10th day of July, 2015.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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