WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063009 DEEDWARR
Recvd: 07/31/15 10:02 3 pgs
Fees:18.00 Taxes:333.00

20150731-0075598

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 9.13.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Fredrickson	Platinum Mortgage, Inc.	034050A05400CO
(NAME)	(NAME)	
550 Thomas Jefferson Circle	P.O. Box 6206	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Huntsville, AL 35813	
(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, **Chiquitha D. Fells, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ashley Fredrickson, an unmarried 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 located in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit No. 54 on the Plan of Monticello Manor, a Planned Unit Development, of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

Being the same property conveyed to Chiquithia D. Fells, Unmarried by Warranty Deed dated 05/10/2001 from Michael Len Walls and wife, Deanna Rene Walls of record in Instrument 20010516-0050918, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 6643, Page 950.

By-Laws of Monticello Manor Homeowners Association of record in Book 6643, Page 950, amended in Book 11259, Page 994 and Instrument 20050228-0021548, in the Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Monticello Manor Homeowners Association of record in Book 6643, Page 966, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4530, Page 215, in the Register's Office of Davidson County, Tennessee.

Easement Deed of record in Instrument 20140114-0003779, in the Register's Office of Davidson County, Tennessee.

Quitclaim Deed to Monticello Manor Home Owners Association, Inc. of record in Book 6716, Page 749, rerecorded in Book 6717, Page 362, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

File No.: 01291-12116
SMG TN Warranty Deed

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 550 Thomas Jefferson Circle, Madison, TN 37115

(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 27th day of July, 2015.

Chiquitha D. Fells

State of Georgia
County of Fulton

Personally appeared before me Chiquitha D. Fells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2015.

Notary Public
My Commission Expires: 2-8-18

MARIA CRUZ
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
FEBRUARY 8, 2018

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