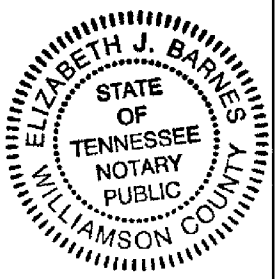
Davidson County DEEDWARR
Recvd: 08/18/15 07:07 3 pgs
Fees:18.00 Taxes:536.50
20150818-0082722

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-26-19

(AFFIX SEAL)

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
Kerry A. Scates	BANK OF AMERICA, NA	053-16-O-266.00
(NAME)	(NAME)	
745 Stone Hedge Court	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tampa, FL 33634	
(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, **Charles L. Richardson and Wife, Elizabeth K. Richardson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kerry A. Scates, an unmarried 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 Lot No. 12 on the Plan of Stone Hedge, Section Four, as of record in Plat Book 9700, Page 265, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Charles Richardson and wife, Elizabeth Richardson a/k/a Charles L. Richardson and Elizabeth K. Richardson by Deed from Deborah L. Jenkins, unmarried, dated 11/29/2006 recorded 12/27/2006, of record in Instrument No. 20061227-0159328, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 265, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8883, Page 641, and Book 8883, Page 651, in the Register's Office for Davidson County, Tennessee.

Right-of-Way Deed for Highway Purposes of record in Book 5269, Page 302, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 10749, Page 262, in the Register's Office for Davidson County, Tennessee.

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

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 745 Stone Hedge Court, Old Hickory, TN 37138
(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 14th day of August, 2015.

Charles L. Richardson

Elizabeth K. Richardson

State of Tennessee
County of Wilson

Personally appeared before me Charles L. Richardson and Elizabeth K. Richardson, 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 14th day of August, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

