WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072051 DEEDWARR
Recvd: 08/25/15 13:46 2 pgs
Fees:13.00 Taxes:407.00

20150825-0085967

TRACEY TRUMPHOUR
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 $110,000.00

Amy E Cartwright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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
Amy E. Cartwright	First Bank	086 14 0A 153.00
(NAME)	(NAME)	
563 Fellowship Road	3500 Blue Lake Dr. Ste 325	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Birmingham, AL 35243	
(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, **Deanna Carroll, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amy E. Cartwright, an umarried woman, Terry A. Maggart, a married man and Johnnie B. Maggart, a married 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:

Being Unit 153, as shown on the map entitled Hermitage Meadows Sub., Stage Two, of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deanna Carroll by Warranty Deed dated 08/11/2006 from Anita H. Mullins, unmarried of record in Instrument 200608250104957, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 5200, Page 682, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365, said Register's Office.

By-Laws of record in Book 6034, Page 383, said Register's Office.

Said By-Laws were amended of record in Book 7660, Page 612, said Register's Office.

Easement of record in Book 6034, Page 377, said Register's Office.

Easement of record in Book 6204, Page 548, said Register's Office.

Easement of record in Book 6339, Page 780, said Register's Office.

Easement of record in Book 6387, Page 949, said Register's Office.

Easement of record in Instrument 200103270029002, said Register's Office.

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 153 Thistle Lane, 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 my hand this 21st day of August, 2015.

Deanna Carroll

Deanna Carroll

State of Tennessee
County of Wilson

Personally appeared before me Deanna Carroll, 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 21st day of August, 2015.

Tracey Trumphour

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