WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073785 DEEDWARR
Recvd: 08/31/15 12:19 2 pgs
Fees:13.00 Taxes:683.58
20150831-0088046

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,750.00

Connie J. Buchanan
Affiant

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

Connie J. Buchanan
Notary Public

MY COMMISSION EXPIRES: 4/2/18 (AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Linda K. Graeter	Linda K. Graeter	63-16A-11
(NAME)	(NAME)	
1716 Aaronwood Drive	1007 Overhills Ct.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151825

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Barry D. Eddings , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Linda K. Graeter, hereinafter called the GRANTEES, their heirs and 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. 41 on the Plan of Hampton Park, formerly Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, page 405, as amended in Plat Book 6900, page 550-552, as corrected by Certificate of Correction in Book 7462, page 445, and further amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Barry D. Eddings, a single man by deed from Mary Ellen Clever, a widow, dated August 14, 2009, of record in Instrument No. 20090817-0077402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6900, page 405, as amended in Plat Book 6900, page 550-552, as corrected by Certificate of Correction in Book 7462, page 445, and further amended in Book 8181, page 112, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 7351, page 862, amended in Book 7451, page 739 and Book 8336, page 393, said Register's Office; and (c) Right of Way Easement of record in Book 8657, page 179, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1716 Aaronwood Drive, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of August, 2015

Barry D. Eddings

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barry D. Eddings, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of August, 2015.

Notary Public
My Commission Expires: 4/19/17

