WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-14-17

(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
Ronda Mechelle Dekmar	Ascend Federal Credit Union	063-16-OC-084.00
(NAME)	(NAME)	
5306 Southfork Boulevard, 5306	520 Airpark Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150073877 DEEDWARR
Recvd: 08/31/15 13:46 2 pgs
Fees:13.00 Taxes:621.60
20150831-0088153

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, **Teri E. Sanders DeVries, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ronda Mechelle Dekmar, unmarried**, 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. 84 on the plan of Phase One - Section Two, Hermitage Springs Estates, a Planned Unit Development (Private Elements), of record as Exhibit "A" to the Instrument of record as Instrument No. 20031031-0160338 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate legal description.
Being the same property conveyed to Teri E. Sanders, unmarried by Warranty Deed from Classic Homes BOS, L.P., a Tennessee limited partnership, dated 9/21/2004, recorded 9/24/2004 of record in Instrument No. 0040924-0115248, in the Register's Office for Davidson County, Tennessee.

The said Teri E. Sanders having since married is one in the same person as Teri E. Sanders DeVries.This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

The said Ronda Mechelle Dekmar is one in the same as Mechelle Dekmar.
Covenants, conditions, easements and restrictions of record in Instrument No. 20001206-0120233, as amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20031031-0160338, Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265 and Instrument No. 201412080111982, in the Register's Office for Davidson County, Tennessee.

Easement Deed recorded of record in Book 6267, Page 296 and record in Book 6267, Page 298, in the Register's Office for Davidson County, Tennessee. Easement recorded of record in Book 8007, Page 232, of record in Book 8007, Page 237 and record in Book 8007, Page 240, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded of record in Book 10644, Page 194, in the Register's Office for Davidson County, Tennessee.

Easements set forth in Deeds of record in Book 5792, Page 644, of record in Book 5792, Page 639, of record in Book 5792, Page 649, of record in Book 5826, Page 95, of record in Book 5826, Page 100, of record in Book 5826, Page 105, of record in Book 5916, Page 717, of record in Book 5916, Page 722, of record in Book 6036, Page 274 and record in Book 6036, Page 281, in the Register's Office for Davidson County, Tennessee.

Charter of the Homeowners Association of record in Instrument No. 20010716-0075385 and Instrument No. 20020128-0011789, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20010712-0074536, as amended of record in Instrument No. 20030808-0113486 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 5306 Southfork Boulevard, 5306, 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 my hand this 27th day of August, 2015.

Teri E. Sanders DeVries

State of Tennessee
County of Wilson

Personally appeared before me Teri E. Sanders DeVries, 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 27th day of August, 2015.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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