WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150077056 DEEDWARR
Recvd: 09/10/15 11:18 2 pgs
Fees: 13.00 Taxes: 777.00

20150910-0091972

LIZ JONES 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 $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-19-17

(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
Curtis M. Fisher	Movement Mortgage, LLC	075120B04900CO
(NAME)	(NAME)	
713 Billie Jean Circle	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(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, **Earl M. Sands and wife, Anna M. Sands**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Curtis M. Fisher, a married 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 11 on the plan of Brookside Woods, First Revision, Phase Two, Section Three, a Planned Unit Development of record in Instrument No.200005120048125, a revision of Book 9700, Page 916, 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 Earl M. Sands and wife, Anna M. Sands by Warranty Deed from Remedy Homebuyers, LLC, dated 01/31/2006, recorded 02/02/2006 of record in Instrument No. 20060202-0012721, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Instrument No. 200005120048125 , a revision of Plat Book 9700, Page 916, said Register's Office; (2) Covenants, conditions, easements and restrictions recorded of record in Book 10444, Page 213; (3) Amendment recorded of record in Book 11103, Page 156, and in Book 11453, Page 900, said Register's Office, together with all amendments thereto; (4) Easement recorded of record in Book 5609, Page 627, said Register's Office; (5) Easement contained in Deed of Conveyance recorded of record in Book 11497, Page 577, said Register's Office; (6) Articles of Incorporation of Brookside Woods Homeowners Association, recorded of record in Book 10451, Page 506, said Register's Office; (7) Quitclaim Deed for common areas of record in Book 11450, Page 112 said Register's Office; and (8) Easement for the flow of Stoners Creek, as much as thereon may flow, from time to time.

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 713 Billie Jean Circle, 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 our hands this 3 day of Sept, 2015

Earl M. Sands

Anna M. Sands

State of Tennessee
County of Wilson

Personally appeared before me Earl M. Sands and Anna M. Sands, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of September, 2015.

Notary Public Tracey Trumphour / MJ
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