WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084189 DEEDWARR
Recvd: 10/02/15 14:04 2 pgs
Fees:13.00 Taxes:702.63
20151002-0100632

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0410

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

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
Joseph Andrew Williams	New Owner	063-16-0B-153-00-CO
(NAME)	(NAME)	
201 Tonya Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, I, **Earlene R Reyes**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joseph Andrew Williams**, hereinafter called the GRANTEE(S), his 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. 235, on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550-552, Corrected in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401, amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Earlene R. Reyes by Warranty Deed from Timothy Lee Howell and wife, Julie Erwin Howell, dated March 24, 2006 and recorded March 30, 2006 of recorded Instrument Number 20060330-0036183, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 405, Amended in Plat Book 6900, Page 550-552, Certificate of Correction record in Book 7462, Page 445, Surveyor's Certificate of Correction record in Book 8110, Page 401 and Amended to the Plat of Chitwood Downs record in Book 8181, Page 112, said Register's Office; (2) Covenants, conditions, easements and restrictions recorded as Book 7351, Page 852, First Amendment to the Declaration of Covenants, Conditions and Restrictions Chitwood Downs recorded as Book 7451, Page 739 and Second Amendment of Declaration of Covenants, Conditions and Restrictions of Hampton Park (formerly Chitwood Downs) recorded as Book 8336, Page 393, said Register's Office, together with all amendments thereto.

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 201 Tonya 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), his 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), his 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 25th day of September, 2015.

Earlene R Reyes

State of Tennessee
County of Wilson

Personally appeared before me Earlene R Reyes, 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 25th day of September, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

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