WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092456 DEEDWARR
Recvd: 10/30/15 09:37 2 pgs
Fees:13.00 Taxes:669.70
20151030-0110421

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/5/2018

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
Theresa C. McMahon	BancorpSouth Bank	135 14 0A 251.00
(NAME)	(NAME)	
1537 Mount Mitchell	PO Box 3356	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tupelo, MS 38803-3356	
(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, **Kim S. Bohan, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Theresa C. McMahon, an unmarried person**, 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 all of Lot 251 on the Plan of Final Plat Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250, Page 842, 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 Kim S. Bohan by Quitclaim Deed from Donald R. Bohan, dated 08/20/2002, recorded 10/29/2002 of record in Instrument No. 20021029-0132229, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 8250, Page 842, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 7032, Page 733, Certificate of Correction recorded of record in Book 7065, Page 959, as amended of record in Book 7067, Page 739, Nullification of Supplement and Amendment recorded of record in Instrument No. 20010504-0046047, in the Register's Office for Davidson County, Tennessee.

Easement contained in Stormwater Detention Agreement recorded of record in Book 10752, Page 463, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant recorded of record in Book 6405, Page 169, in the Register's Office for Davidson County, Tennessee.

Master Deed recorded of record in Book 7032, Page 730, in the Register's Office for Davidson County,

Tennessee.

Deed of Conveyance recorded of record in Book 7097, Page 158, in the Register's Office for Davidson County, Tennessee.

Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions recorded of record in Book 10097, Page 390, in the Register's Office for Davidson County, Tennessee.

Charter recorded of record in Book 7058, Page 234, 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 1537 Mount Mitchell, Antioch, TN 37013
(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 28th day of October, 2015.

Kim S. Bohan

State of Tennessee
County of Wilson

Personally appeared before me Kim S. Bohan, 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 30th day of October, 2015.

LISA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 9-17-16

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File No.: 01288-28254
SMG TN Warranty Deed