WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097769 DEEDWARR
Recvd: 11/17/15 14:03 2 pgs
Fees:13.00 Taxes:684.50
20151117-0116631

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/18/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Rexann Reseter	Peoples Home Equity	064160D07000
(NAME)	(NAME)	
1869 Brookmeadow Lane	2494 N Mt Juliet Rd #500	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt Juliet, TN 37122	
(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, **Tomas Martinez, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rexann Reseter, an unmarried woman**, 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. 189 on the Plan of Section Two, Truxton Park of record in Instrument No: 20010515-0049898, 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 Tomas Martinez by Quit Claim Deed dated 02/12/2007 from Dolores Martinez of record in Instrument 20070220-0020559, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Instrument 200105150049898, said Register's Office.

Declaration of Restrictive Covenants of record in Instrument 200010300107559, and Instrument 200105220052910, said Register's Office.

By-Laws of record in Instrument 200011010108604, said Register's Office.

Easement of record in Book 5699, Page 537, said Register's Office.

Easement of record in Book 4910, Page 838, said Register's Office.

Stormwater Detention Agreement of record in Document No 200008240083612, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Instrument
200012080121300, said Register's Office.

Charter of Truxton Park Homeowners Association, Inc. of record in Instrument 200011010108603, said Register's Office.

Quit Claim Deed of Common Area to HOA of record in Instrument 200503110027267, said Register's Office.

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 1869 Brookmeadow Lane, 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 my hand this 29th day of October, 2015.

Tomas Martinez

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 29th day of October, 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