WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-2019

(AFFIX SEAL)

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2019

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
Kelly Powell	Wells Fargo Bank, N.A.	087-02-0-A 010.00CO
(NAME)	(NAME)	
405 Landing Way	6200 Park Ave.	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Des Moines, IA 50321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150100343 DEEDWARR
Recvd: 11/25/15 10:18 2 pgs
Fees:13.00 Taxes:1036.00

20151125-0119597

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, **Barry E. Ambuehl Jr. and Mary C. Ambuehl**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelly Powell, a single 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 Lot No. 10, on the Final Plat, Cobblestone Landing, Phase I, of record in Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barry E. Ambuehl, Jr., and Mary C. Ambuehl, husband and wife as joint tenants with full rights of survivorship by Warranty Deed dated 11/29/2012 from Tedd Hensley and wife, Diana Hensley of record in Instrument No. 20121130-0109795, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Instrument No. 20050822-0099471; Covenants, conditions, easements and restrictions of record in Instrument No. 20050829-0103476, Instrument No. 20101005-0079535, Instrument No. 20101029-0086759 and Instrument No. 20150409-0031383, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, and Stormwater Detention Agreement of record in Instrument No. 20031106-0163210, in the Register's Office for Davidson County, Tennessee.

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 405 Landings Way, Mount Juliet, TN 37122
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-28964
SMG TN Warranty Deed

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 24th day of November, 2015.

Barry E. Ambuehl Jr.

Mary C. Ambuehl

State of Tennessee
County of Wilson

Personally appeared before me Barry E. Ambuehl Jr. and Mary C. Ambuehl, 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 24th day of November, 2015.

Notary Public
My Commission Expires: 8-14-17

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

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY