RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150102062 DEEDWARR
Recvd: 12/02/15 14:08 2 pgs
Fees: 13.00 Taxes: 898.73

20151202-0121625

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 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
Kevin Gerald Genovese	SAME	108-12-0B-077.00-CO
(NAME)	(NAME)	
5812 Avalon Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Terry D. Tramel and Wife, Donna B. Tramel**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin Gerald Genovese, unmarried**
, 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. 56, on the plan of Phase I-A, Section Two, Harborview, of record in Plat Book 6900, Pages 756-758, as amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Terry D. Tramel and wife, Donna B. Tramel by Warranty Deed from Frank Batson Homes, Inc., dated 09/30/1992 recorded 10/02/1992, of record in Book 8746, Page 54, as re-recorded 11/24/1992 of record in Book 8794, Page 920, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Pages 756-758 as amended in Book 9096, Page 764, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7471, Page 26, as amended of record in Book 7646, Page 142, Book 7646, Page 147, Book 8263, Page 534, Book 8271, Page 863 and Book 8297, Page 380, in the Register's Office for Davidson County, Tennessee. Easement contained in instrument of record in Book 5658, Page 984, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, Page 84, in the Register's Office for Davidson County, Tennessee. Deeds of Conveyance of record in Book 6147, Page 886 and Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7390, Page 270, in the Register's Office for Davidson County, Tennessee. Easement contained in instrument of record in Book 8068, Page 723, in the Register's Office for Davidson County, Tennessee. Charter of Harborview at Cheswicke Association of record in Book 7522, Page 339 and Book 8263, Page 554, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowners Association of record in Book 8297, Page 376, 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 3469 Harborwood Circle, Nashville, TN 37214
(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 30th day of November, 2015.

Terry D. Tramel

Donna B. Tramel

State of Tennessee
County of Wilson

Personally appeared before me Terry D. Tramel and Donna B. Tramel, 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 30th day of November, 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