10:07

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001413 DEEDWARR
Recvd: 01/07/16 09:43 2 pgs
Fees:13.00 Taxes:1063.75

20160107-0001516

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ 30th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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
Michael Hardy Leach	F&M Bank	Map/Parcel 098-06-0-A 118.00CO;
(NAME)	(NAME)	
2024 Hawks Nest Drive	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(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, **Ronald A. Hickman and wife, Kristina Hickman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael Hardy Leach and Amber Leach, husband and wife**, 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. 110, on the Final Plat, Phase One, Section B, Bridgewater, a Planned Unit Development, of record in Instrument No: 20060425-0046949, as corrected in Instrument No: 20060608-0067982, 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 Ronald A. Hickman and wife, Kristina J. Hickman by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated 11/08/2006, recorded 11/13/2006, of record in Instrument No. 20061113-0140123, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Instrument No. 20060425-0046949, as corrected in Instrument No. 20060608-0067982, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions recorded in Instrument No. 20051024-0128043, 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. (3) Easement set forth in instrument of record in Book 1291, Page 99, in the Register's Office for Davidson County, Tennessee. (4) Easement set forth in instrument of record in Book 1318, Page 28, in the Register's Office for Davidson County, Tennessee. (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded of record in Instrument No. 20030827-0124253, in the Register's Office for Davidson County, Tennessee. (6) Stormwater Detention Agreement of record in Instrument No. 20050222-0019150, in the Register's Office for Davidson County, Tennessee. (7) Quitclaim Deed to the Homeowners Association of record

Ret- Signature Title

in Instrument No. 20091110-0103837, as corrected in Instrument No. 20091117-0105711, in the Register's Office for Davidson County, Tennessee; and, (8) Charter of Bridgewater Master Association recorded of record in Instrument No. 20060223-0021110, 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 2024 Hawks Nest Drive, 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 our hands this 29th day of December, 2015.

Ronald A. Hickman

Kristina Hickman

State of Tennessee
County of Wilson

Personally appeared before me Ronald A. Hickman and Kristina Hickman, 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 29th day of December, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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