WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/16 12:21 3 pgs
Fees:18.00 Taxes:407.00
20160318-0025941

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

160777

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Haines	Highlands Residential Mortgage	086140A1700CO
(NAME)	(NAME)	
171 Thistle Lane	12001 N. Central Expressway	
(ADDRESS)	Suite 750 (ADDRESS)	
Hermitage, TN 37076	Dallas Tx 75243	
(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, **Keith Treesh and Katherine S. Treesh, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jessica Haines, a single 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 all of Lot No. 171 on the Plan of Stage Two Hermitage Meadows as shown by plat appearing of record in Plat Book 5200, Page 682, 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 Keith A. Treesh and Katherine S. Treesh, husband and wife by Warranty Deed from Paula Kohler, unmarried dated August 29, 2003 and recorded September 11, 2003 of record in Instrument Number 20030911-0133354, and Re- Recorded on October 27, 2003 in Instrument Number 20031027-0157816, Register's Office for Davidson County, Tennessee.

Subject to (1) all matters shown on the plat of record in Plat Book 5200, Page 682; (2) Covenants, conditions, easements and restrictions recorded as Book 6034, Page 365, 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 recorded on July 10, 1984 in Book 6339, Page 780 and recorded as September 24, 1984 in Book 6387, Page 949; (4) Grant of Easement recorded on November 14, 2012 in Instrument No. 20121114-0104689; (5) Articles of Incorporation of Hermitage Meadows Homeowners' Association recorded on April 8, 1983 as Book 6034, Page 376; (6) By-Laws of Hermitage Meadows Homeowners' Association recorded on April 8, 1983 as Book 6034, Page 383, Amendment to The By-Laws of Hermitage Meadows Homeowners' Association recorded on September 23, 1988 as Book 7660, Page 612 and Amendment to By-Laws of Hermitage Meadows Homeowners' Association recorded on March 27, 2001 as Instrument Number 20010327-0029002;(7) Articles of Amendment to the charter of Hermitage Meadows Homeowners' Association recorded on February 9, 1988 as Book 7466, Page 25 and recorded on January 15, 1991 as Book 8275, Page; and,(8) Warranty Deed to Hermitage Meadows

Homeowners' Association recorded on October 10, 1983 as Book 6158, Page 931, recorded on January 6, 1984 as Book 6209, Page 548 and recorded on September 30, 1985 as Book 6668, Page 54, all in the Register's Office of 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 171 Thistle 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 our hands this 16th day of March, 2016.

Keith Treesh, by Katherine S. Treesh his attorney-in-fact — Katherine S. Treesh

Keith Treesh, by Katherine S. Treesh, his attorney-in-fact Katherine S. Treesh

State of Tennessee
County of Wilson

On this 16th day of March, 2016, before me personally appeared **Katherine S. Treesh**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that he executed the same to be their free act and deed. Witness my hand and official seal this 16th day of March, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

State of Tennessee
County of Wilson

On this 16th day of March, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Katherine S. Treesh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **attorney-in-fact of Keith Treesh**, and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Deed Book _____, Page _____, Register's Office of Wilson County , Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith