WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160025285 DEEDWARR
Recvd: 03/29/16 14:02 2 pgs
Fees: 13.00 Taxes: 371.85

20160329-0029541

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELISSIA DUGGER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY Commission Expires MARCH 21, 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
Sheena Williams		163-11-OB-059.00
(NAME)	(NAME)	
113 Beech Forge Drive	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Patricia H. Quinlan, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sheena Williams, 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 59, on the Plan of Revised, Section Four, Bell Forge Village, of record in Plat Book 6250, Page 201, and Correction recorded in Book 6250, Page 131 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 Patricia H. Quinlan, unmarried by Warranty Deed from Peggy Massey, an unmarried woman, dated 10/18/2013 recorded 10/31/2013, of record in Instrument No. 20131031-0112986, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 201, and Correction recorded in Book 6250, Page 131, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6040, Page 538, Amendment to Declaration of record in Book 6651, Page 207, First Amendment of record in Instrument No. 20061229-0160925, Amendment of By-Laws of record in Book 6306, Page 644, Annexation to Properties and Subjection to Declaration of Covenants of record in Book 6350, Page 858, Easement Agreement of record in Book 7224, Page 246, Agreement for Use of Dumpster Facility of record in Book 7224, Page 195, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7224, Page 209, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 1181, Page 564, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of Bell Force Village Homeowner's Association, Phase I, of record in Book 6887, Page 495, 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 113 Beech Forge Drive, Antioch, TN 37013

(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 22nd day of March, 2016.

Patricia H. Quinlan

Patricia H. Quinlan

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 22nd day of March, 2016.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

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