WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Theresa A. Stinchfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016.

Marilyn C. Newman
Notary Public

MY COMMISSION EXPIRES: 08-14-17

(AFFIX SEAL)

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Theresa A. Stinchfield	JPMorgan Chase Bank, NA	075 08 0 242.00
(NAME)	(NAME)	
588 Tulip Grove Road – B	3050 Highland Parkway	Davidson County DEEDWARR Recvd: 04/08/16 14:00 3 pgs Fees:18.00 Taxes:490.25 **20160408-0033956**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Downers Grove, IL 60515	
(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, **Mark Meadows and Scarlett Renee Meadows, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Theresa A. Stinchfield and Kay E. Fisher, tenants in common, with rights of survivorship**, 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 located in Davidson County, Tennessee, being all of Lot 564 on the Plan of Section Ten, Tulip Grove, of record in Plat Book 5800, Page 199, 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 Mark Meadows, married by Warranty Deed from Susan H. Keen, a married woman, dated 12/28/2012, recorded 01/02/2013, of record in Instrument No. 20130102-0000317, in the Register's Office for Davidson County, Tennessee.

Subject to the following:
(1) All matters shown on the plat of record in Plat Book 5800, Page 199, in the Register's Office for Davidson County, Tennessee.

(2) Covenants, conditions, easements and restrictions of record in Book 6062, Page 276, 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) Agreement for Dedication of Easement of record in Instrument No. 20050527-0059926, 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 588 Tulip Grove Road, 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 1st day of April, 2016.

Mark Alan Meadows by Scarlett Renee Meadows, Attorney-In-Fact

Scarlett Renee Meadows

Scarlett Renee Meadows Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Scarlett Renee Meadows**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of **Mark Meadows**, acting as that person's agent and attorney in fact, and the said **Scarlett Renee Meadows,** acknowledged that she executed the foregoing instrument as agent and attorney in fact for **Mark Meadows,** for the purposes therein contained.

WITNESS my hand and seal, this 1st day of April, 2016.

My Commission Expires:	Notary Public,
8-14-17	

STATE OF TENNESSEE
COUNTY OF WILSON

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

On this 1st day of April, 2016 before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scarlett Renee Meadows,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:	Notary Public,
8-14-17	

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-30208
SMG TN Warranty Deed

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17

Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY