WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/16 11:14 3 pgs
Fees:18.00 Taxes:740.00
20160518-0049592

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/28/17

(AFFIX SEAL)

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL 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
David Nicholas DelPapa	New Owner	
(NAME)	(NAME)	
404 Sunset Court	404 Sunset Court	086040B00400CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Connie S. McKenzie now Connie McGahey Elder and Grady L. Elder, Jr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Nicholas DelPapa, a single man** , hereinafter called the GRANTEE(S), 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. 5, on the plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, as corrected in Book 9092, Page 376, 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 Connie S. McKenzie by Warranty Deed from Megan L. Smith and wife, Jackie Smith, dated 05/22/1997, recorded 05/29/1997 of record in Book 10469, Page 946, in the Register's Office for Davidson County, Tennessee.

The said Connie S. McKenzie having since married is one in the same person as Connie McGahey Elder.

The said Grady L. Elder, Jr. joins in the conveyance to waive any and all rights in said property.

All matters shown on the plat of record in Plat Book 7900, Page 600, as corrected in Book 9092, Page 376 and the Boundary Plat of record in Book 7900, Page 808, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 9082, Page 567, First Amendment to the By-Laws of record in Instrument No. 20160209-0012575, in the Register's Office for Davidson County, Tennessee. Charter of the Homeowners Association of record in Instrument No. 19991207-0300671, 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 404 Sunset Court, 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), 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), 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 17th day of May, 2016.

Connie McGahey Elder

Grady L. Elder Jr.

State of Colorado
County of Summit

Personally appeared before me Connie McGahey Elder and Grady L. Elder Jr., 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 17th day of May, 2016.

Notary Public Denise Helton
My Commission Expires: 10/20/2017

Denise Helton
Notary Public
State of Colorado
Notary ID: 20054040877
Commission Expiration
10/20/2017

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

True Copy Certification

I, Cari Mule' 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', 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: 03/20/2018

