BILL GARRETT, Davidson County
Trans:T20160043099 DEEDWARR
Recvd: 05/23/16 13:53 2 pgs
Fees:13.00 Taxes:832.50
20160523-0051398

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,000.00

Affiant

Warranty Deed

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20 day of May, 2016

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melisa Jan Derseweh 108 Lakeside Ct. Hermitage, TN 37076	SWBC MORTGAGE CORP. 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	086-10-0-A-016.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Janet Radler, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Melisa Jan Derseweh, married woman

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 16, on the Plan of Hermitage Highlands, of record in Instrument Number 20030422-0052784, Register's Office for Davidson County, TN, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Janet Radler, unmarried, by Warranty Deed from George Dunn d/b/a George Dunn Contractors, dated December 11, 2003, of record in Instrument Number 20040113-0005432, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20030422-0052784, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20030416-0050698, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Instrument Number 20030708-0093272, said Register's Office.
5) Property is subject to a Stormwater Detention Agreement of record in Instrument Number 20030220-0022711, said Register's Office.
6) Property is subject to a conveyance for Common Area/Open Space and Landscape Buffers of record in Instrument Number 20030708-0093271, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 108 Lakeside Ct., 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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(s) this 19 day of May, 2016.

Janet Radler

Janet Radler

STATE OF Nevada
COUNTY OF Washoe

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

Witness my hand, at office, this 19 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 1-16-2020

LORRAINE MCGARRY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 94-0898-2
MY APPT. EXPIRES JAN. 16, 2020

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076