WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047703 DEEDWARR
Recvd: 06/06/16 15:56 2 pgs
Fees:13.00 Taxes:629.00

20160606-0057038

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Emily Jones
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Weston Smith	New Owner	086-07-0-057.00
(NAME)	(NAME)	
208 Retreat Court West		
(ADDRESS)	(ADDRESS)	
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, **Jeffrey D. Ray and Jordan A. Kiethley, a married couple**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Weston Smith and Stephanie Weinbeck, husband and wife**, 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 Lot Number 41 on the Plan of Final P.U.D. Plan Phase I, Section Two, Jackson's Retreat, of record in Plat Book 5200, Pages 334 and 335, as amended in Book 5972, Page 96, 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 Jeffrey D. Ray and Jordan A. Kiethley, a married couple by Warranty Deed from Walker J. Fleming, Trustee of The Repeat Land Trust, dated 04/27/2012 recorded 05/02/2012, of record in Instrument No. 20120502-0037478, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 5200, Pages 334and 335 and amended in Book 5972, Page 96; Covenants, conditions, easements and restrictions of record in Book 5741, Page 360, Amendment to Recorded Plan of Jackson's Retreat, Phase 1, Section Two of record in Book 5972, Page 96 and By-Laws of Jackson's Retreat of Homeowner's Association of record in Book 5745, Page 294; Charter of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee; Easement for the flow of Stoners Creek, as much as thereon may flow, from time to time.

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 208 Retreat Court West, 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 June, 2016.

Jeffrey D. Ray

Jordan A. Kiethley

State of Tennessee
County of Wilson

Personally appeared before me Jeffrey D. Ray and Jordan A. Kiethley, 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 1st day of June, 2016.

Notary Public

My Commission Expires: 2-22-2020

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

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