BILL GARRETT, Davidson County
Trans:T20160054187 DEEDWARR
Recvd: 06/24/16 14:19 2 pgs
Fees:13.00 Taxes:758.50
20160624-0064823

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
E. Douglas Varney
212 Park Ridge Court
Kingsport, TN. 37664

**MORTGAGEE**

**SEND TAX BILLS**
Owner

**MAP-PARCEL:**
MAP 086 14 0B
PARCEL 148.00CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bernie D. Auld, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **E. Douglas Varney and wife, Teresa Blair Varney,** 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:

**Land in Davidson County, Tennessee, being Lot No. 98 on the Final Plat of Fleetwood Subdivision, Phase Two, as of record in Plat Book 6900, Pages 738 & 739, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Bernie D. Auld by QuitClaim Deed from Elizabeth Claxton Rhodes, formerly Elizabeth Auld, dated May 13, 2015, of record in Instrument No. 20150527-0048595, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 7170, Page 987, Annexation of Property in Book 7628, Page 6, Addendum to Annexation of Property in Book 7940, Page 565, and First Amendment to By-Laws in Instrument No. 20110526-0040493; Charter for Fleetwood Homeowners Association in Book 7114, Page 370; Storm Water Detention Agreement in Book 7107, Page 408; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Pages 738 & 739, Register's Office for Davidson County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **3524 Greenwood Drive Hermitage, TN 37076.**

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 our hands this 22nd day of June, 2016.

Bernie D. Auld

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bernie D. Auld the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of June, 2016.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 12-10-2017

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY