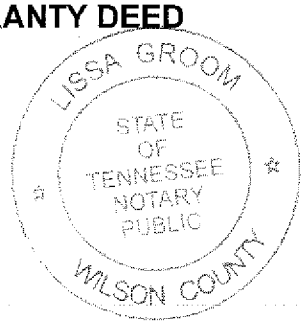
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(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
Sarah Myers	Sarah Myers	086-11-OB-014.00
(NAME)	(NAME)	
419 Raintree Place, Condominium 419	419 Raintree Place, Condominium 419	Davidson County DEEDWARR Recvd: 08/03/16 11:52 3 pgs Fees:18.00 Taxes:481.00 **20160803-0080275**
(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, **Janice Bradford, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sarah Myers, a married woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, Building 8, in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee code Annotated and as established by a Master Deed of Record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, Registers Office for Davidson County, Tennessee, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, Page 62-64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit. Garage Numbers 8-2-G is a Limited common element for the exclusive use of the occupant of said unit of record in Plat Book 4860, Page 62-64, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice Bradford, unmarried by Warranty Deed from Alecia Wynn f/k/a Alecia M. Butler, and husband Victor Wynn, dated 07/27/2005, recorded 08/02/2005 of record in Instrument No. 20050802-0090549, in the Register's Office for Rutherford County, Tennessee

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
1.)Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records 2.) Restrictions upon the use of the premises not appearing in the chain of title to the land. 3.)Taxes for 2016 and subsequent years, a lien not yet due and payable. 4.) All matters shown on the plat of record in Plat Book 4860, Pages 62-64, in the Register's Office for Davidson County, Tennessee.

5.) Covenants, conditions, easements and restrictions recorded of record in Book 4743, Page 258, Master Deed of record in Book 4753, Page 140, Deed of Amendment of Master Deed of record in Book 4980, Page 378, Instrument of Termination of record in Book 5091, Page 39, Deed Waiving of record in Instrument No. 20040428-0047940, Deed of Amendment of Deed Waiving of record in Instrument No. 20040826-0103606, in the Register's Office for Davidson County, Tennessee. 6.) Agreement for Dedication of Sanitary Sewer Easement of record in Book 5193, Page 821, in the Register's Office for Davidson County, Tennessee. 8.) Grant of Anchor Easement of record in Book 5578, Page 752, in the Register's Office for Davidson County, Tennessee. 9.) Easement contained in Warranty Deed of record in Book 7704, Page 716, in the Register's Office for Davidson County, Tennessee. 10.) Easement Agreement of record in Book 9418, Page 950, in the Register's Office for Davidson County, Tennessee. 11.)Charter of record in Book 4753, Page 101 and of record in Book 5088, Page 854, in the Register's Office for Davidson County, Tennessee. 12.) Boundary Plat Map of record in Book 4460, Page 179 and Book 4460, Page 147, in the Register's Office for Davidson County, Tennessee. 13.)Revised By-Laws of record in Book 5122, Page 878 and Book 6229, Page 970 and Amendment to By-Laws of record in Book 10382, Page 596, in the Register's Office for Davidson County, Tennessee. 14.)Easement for the flow of Unname Stream, 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 419 Raintree Place, Condominium 419, 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 my hand this 29th day of July, 2016.

Janice Bradford

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public
My Commission Expires: 11/15/19

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

File No.: 01288-32651
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, Jill Simmons 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: 9-4-19
Notary Seal (if on paper)

