# WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Kimberly Lamberson Withrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2016.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert Clark | New Owner | 054 14 0 033.00 |
| (NAME) | (NAME) | |
| 221 Ashawn Blvd. | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans: T20160073069 DEEDWARR
Recvd: 08/22/16 12:32 2 pgs
Fees: 13.00 Taxes: 462.13
20160822-0087559

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, I, **Kimberly Lamberson Withrow, a married woman (FKA Kimberly D. Brown, unmarried)**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert Clark**, hereinafter called the GRANTEE(S), his 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 No. 95, on the plan of Section Two, Brandywine Farms, of record in Plat Book 3700, Page 28, 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 Kimberly D. Brown, unmarried by Warranty Deed from Charles A. Burdeshaw and wife, Rosemary B. Burdeshaw, dated 10/28/2005, recorded 11/03/2005 of record in Instrument No. 20051103-0133109, in the Register's Office for Davidson County, Tennessee.

Kimberly D. Brown is one and the same person as Kimberly Lamberson Withrow, now a married woman. Nick Joseph Withrow hereby signs to convey any interest he may have, marital or otherwise, as the spouse of Kimberly Lamberson Wilthrow

Subject to (1) Taxes for 2016 and subsequent years, a lien not yet due and payable. (2) All matters shown on the plat of record in Plat Book 3700, Page 28, in the Register's Office for Davidson County, Tennessee. (3) Covenants, conditions, easements and restrictions of record in Book 3816, Page 544, as amended in Book 3936, Page 811, Book 6371, Page 372 and Book 6691, Page 977, in the Register's Office for Davidson County, Tennessee. (4) Deed of Conveyance of record in Book 3963, Page 235, in the Register's Office for Davidson County, Tennessee.

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 215 Rising Sun Lane, Old Hickory, TN 37138
(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), his 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), his 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 my hand this 17 day of August, 2016.

Kimberly Lamberson Withrow

Nick Joseph Withrow

State of Tennessee
County of ~~Sumner~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Lamberson-Withrow and Nick Joseph Withrow, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17 day of August, 2016.

Patti Robitaille
Notary Public
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1531 Hunt Club Blvd Suite 106**
**Gallatin, TN 37066**