Davidson County DEEDWARR
Recvd: 08/23/16 14:36 3 pgs
Fees:18.00 Taxes:2664.00
20160823-0088216

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-18-16

(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
Melissa J. Theriault	US Bank Home Mortgage	054-14-0A-015.00-C
(NAME)	(NAME)	
57 Harbor Cove Drive	1550 American Blvd E, Attn: Collateral Dept, Ste 300	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Bloomington, MN 55425	
(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, **Daryl Price and Wife, Jennifer Price**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melissa J. Theriault, 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:

Land located in Davidson County, Tennessee, being all of Lot No. 15 on the Plan of Final Plat, Brandywine Harbor, of record in Plat Book 11700, Page 38, 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 Daryl Price and wife, Jennifer Price by Warranty Deed from F & M Bank, dated 06/24/2008, recorded 06/30/2008 of record in Instrument No. 20080630-0066934, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 11700, Page 38, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 11704, Page 356, Superseding and Corrected First Amendment to Declaration of record in Instrument No. 20070119-0007855, Amendment to Declaration of record in Instrument No. 20070824-0101934 and Third Amendment of record in Instrument No. 20150713-0068088, in the Register's Office for Davidson County, Tennessee. Amendment to the Articles of Organization of Brandywine Harbour, L.L.C., of record in Book 11459, Page 173, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation of Brandywine Harbor Homeowners Association, Inc., of record in Instrument No. 200001180005534, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

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 57 Harbor Cove Drive, 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), 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 our hands this 19th day of August, 2016.

Daryl Price

Jennifer Price

State of Tennessee
County of Wilson

Personally appeared before me Daryl Price and Jennifer Price, 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 19th day of August, 2016.

Lissa Groom
Notary Public
My Commission Expires: 9-13-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

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)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY