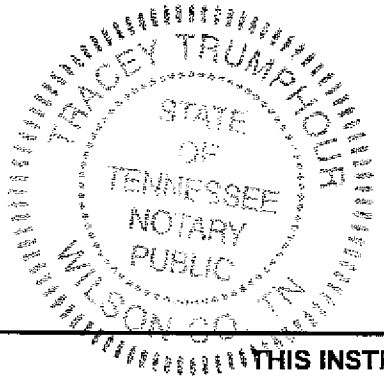
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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
Seth Richmond Wilson	Seth Richmond Wilson	064-09-0A-034.00-CO
(NAME)	(NAME)	
2107 Lakeshore Drive	2107 Lakeshore Drive	Davidson County DEEDWARR Recvd: 10/03/16 15:45 3 pgs Fees:18.00 Taxes:358.90 **20161003-0104151**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, I, **Joyce C. Stromatt**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Seth Richmond Wilson and Savannah Jean Wilson, 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 Unit No. 4420 of Southfork Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6783, Page 839, and Annexation of Phase II, of record in Book 6994, Page 447, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Southfork Condominiums, as shown on Exhibit "B" to the Annexation of Phase II to Master Deed, of record in Book 6994, Page 447, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Joyce C. Stromatt by Quitclaim deed from Lisa E. Ortez, filed for record on 9-30-16 and of record in Instrument No. 20160930-0103508 Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Joyce C. Stromatt and Lisa E. Ortez by Quitclaim Deed from Jacqueline R. Gabbard, dated December 31, 2002 and recorded October 7, 2003 of record in Instrument Number 20031007-0147848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 386; Rights of the Co-Owners of Barry Construction, Co., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6783, Page 839 and First Amended in Book 6994, Page 447, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute; Covenants, conditions, easements and restrictions recorded, as Book 6906, Page 733 and amended and or made applicable as amended in Book 8291, Page 955; Charter of Southfork Homeowners Association recorded in Book 6790, Page 998 in the Register's Office of 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 4420 South Trace Boulevard, 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), 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 my hand this 29th day of September, 2016.

Joyce C. Stromatt

State of Tennessee
County of Wilson

Personally appeared before me Joyce C. Stromatt, 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 September, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

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)

