WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103157 DEEDWARR
Recvd: 11/22/16 09:28 2 pgs
Fees:13.00 Taxes:1017.50
20161122-0123080

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 5.20.17

(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
Kelly Graham	New Owner	7600004000
(NAME)	(NAME)	
4739 Chandler Road		
(ADDRESS)	(ADDRESS)	
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, **Stanley Desonia and Cecelia Marie Tereschak-Desonia, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelly Graham, a single 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:

Being Lot No. 2 according to a loan survey by John Kohl, dated August 9, 1979 as follows:

Beginning at a point in the center line of Chandler Road, said point being 1.7 miles, more or less, east of Old Hickory Boulevard and 436.9 feet west of the northwesterly corner of the property described in deed of record in Book 4045, Page 619, said Register's Office; thence with the center line of Chandler Road as follows: south 89 degrees 21 minutes east 208.0 feet, south 84 degrees 51 minutes east 436.3 feet to a point in said road; thence leaving said road with the line between Lots Nos. 2 and 3 of said survey south 3 degrees 30' west 719.6 feet to an iron pin and continuing 30.0 feet to a point in Stoner's Creek thence north 56 degrees 34' west with the center line of said creek 439.3 feet to a point; thence leaving said creek with the line between Lots No. 1 and 2 of said survey, north 07 degrees 30' east 30.0 feet to an iron pin, and continuing 494.9 feet to the point of beginning and containing 5.37 acres, more or less. The above description includes a strip of land about 25 feet wide along the northerly boundary line, which is being used for the right-of-way of Chandler Road.

Being the same property conveyed to Stanley Desonia, married by Warranty Deed from Charles T. Greenwood and wife, Doris K. Greenwood, dated 11/21/2013, recorded 11/27/2013, of record in Instrument No. 20131127-0121712, in the Register's Office for Davidson County, Tennessee. Cecelia Marie Tereschak-Desonia joins in to convey any marital interest she may have in property.

Subject to Easement contained in Agreed Final Order of record in Book 7622, Page 895, in the Register's Office

for Davidson County, Tennessee. Easement for the flow of Stoners Creek, 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 4739 Chandler Road, 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 our hands this 18th day of November, 2016.

Stanley Desonia

Cecelia Marie Tereschak-Desonia

State of Tennessee
County of Wilson

Personally appeared before me Stanley Desonia and Cecelia Marie Tereschak-Desonia, 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 18th day of November, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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