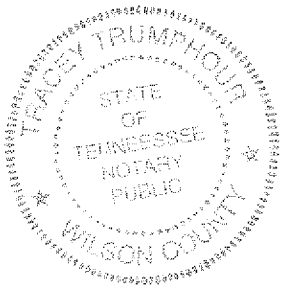
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Kathleen Blair Willoughby TR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2017.

Tracey Trumphour
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
Third Restated Revocable Trust Agreement for the Kathleen Blair Willoughby Revocable Trust	SAME	075150A30900CO
(NAME)	(NAME)	
309 Wiles Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/12/17 11:23 3 pgs
Fees:18.00 Taxes:1036.00
20170112-0003614

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, **Patrice Elree Batey Lockhart, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Third Restated Revocable Trust Agreement for the Kathleen Blair Willoughby Revocable Trust**, 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 in Davidson County, Tennessee, being Lot 309 on the Plan of Phase Four Stoners Glen, of record in Instrument No. 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694, and amendment of record in Instrument No. 20040115-0006286, 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 Patrice Elree Batey Lockhart, an unmarried woman by Warranty Deed from Deborah A. Crambes as the Trustee of the Deborah A. Crambes Revocable Trust dated July 31, 2013, dated May 5, 2015 and recorded May 22, 2015 of record in Instrument Number 20150522-0047434, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Instrument No. 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694; Covenants, conditions, easements and restrictions recorded, as Instrument Number 20000260052723 and amended and or made applicable as First Amended in Instrument Number 20001215-0123565, Second Amended in Instrument Number 20020115-0006136, Third Amended in Instrument Number 20040115-0006286 and Fourth Amended in Instrument Number 20160829-0090242, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color,

religion, sex, familial status or national origin. Storm Water Detention Agreement recorded on December 2, 2003 in Instrument 20031202-0173057; Easement recorded on April 25, 1986 in Book 6838, Page 490; All matters including but not limited to an Easement recorded on December 12, 1973 in Book 4771, Page 495; Warranty Deed Easement recorded on June 27, 1990 in Book 8140, Page 361; Charter of Stoner's Glen Townhouse Corporation record in Instrument Number 200005260052724 and amended in Instrument Number 20020116-0006779; and Quitclaim Deed to Stoner's Glen Townhouse Corporation of record in Instrument Number 20090311-0021934, 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 309 Wiles Court, 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 6th day of January, 2017.

Patrice Elree Batey Lockhart by Jessica Danielle Singer, Attorney-In-Fact

Patrice Elree Batey Lockhart by Jessica Danielle Singer, Attorney-In-Fact

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jessica Danielle Singer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Attorney-In-Fact of Patrice Elree Batey Lockhart and that he/she/they as such Attorney-In-Fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Attorney-In-Fact.

WITNESS my hand and seal this 6th day of January, 2017.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
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: September 4, 2019
Notary Seal (if on paper)

