398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007535 DEEDWARR
Recvd: 01/26/17 10:09 2 pgs
Fees:13.00 Taxes:761.83
20170126-0008482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF JANUARY, 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/2018
(AFFIX SEAL)

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lamar Jeffery Ernst	F & M Bank ~~New Owner~~	086 07 0 133.00
(NAME)	(NAME)	
1313 Presidential Trce.	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand Nine Hundred And No/100 Dollars ($205,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Darlene Stone, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lamar Jeffery Ernst, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 284 on the Plan of Jackson's Retreat, Section 5A, of record in Book 6250, page 309, Register's Office for said County.

Said Lot No. 284 fronts 59.0 feet on the northerly margin of Presidential Trace and extends back 117.81 feet on the westerly line and 110.27 feet on the southeasterly to a dead line in the rear measuring 97.45 feet thereon.

Being the same property conveyed to Darlene Stone by Warranty Deed from Under Construction, LLC, a Tennessee Limited Liability Company dated December 1, 2014 and recorded December 10, 2014 in Instrument No. 201412100113245, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Darlene Stone by Quitclaim Deed from Scott A. Stone dated July 22, 2015 and recorded July 30, 2015 in Instrument No. 201507300075363, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1313 Presidential Trce., Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 25th day of January, 2017

Darlene Stone by Teal Haviland Her Attorney in Fact

Darlene Stone
By Teal Haviland as her Attorney-in-fact

STATE OF Tennessee

County OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Teal Haviland, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Darlene Stone, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Darlene Stone, for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2017.

Notary Public

My Commission Expires:

(SEAL) 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

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