WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires

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
Brittani A. Sampson	Same as new Owner	151-09-0-B 070.00CO;
(NAME)	(NAME)	
5644 Dory Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Amy Prendergast McClary, Trustee, or her successors in trust, under the Amy Prendergast McClary Revocable Trust dated June 20, 2012**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brittani A. Sampson, unmarried**, 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 No. 68, on the Final Plat of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 20050110-0003257, 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 Amy P. McClary and husband, Marcus McClary by Deed from Centex Homes, a Nevada General Partnership, dated 11/23/2005, recorded 12/01/2005 of record in Instrument No. 20051201-0144396, in the Register's Office for Davidson County, Tennessee. Marcus McClary died on 07/28/2009 leaving Amy P. McClary as the sole surviving tenant by the entirety. Being the same property conveyed to Amy Prendergast McClary, Trustee, or her successors in trust, under the Amy Prendergast McClary Revocable Trust dated June 20, 2012 by Quit Claim Deed from Amy P. McClary, dated 06/20/2012, recorded 06/29/2012 of record in Instrument No. 20120629-0057220, in the Register's Office for Davidson County, Tennessee.

Subject to ll matters shown on the plat of record in Instrument No. 20050110-0003257; Covenants, conditions, easements and restrictions of record in Instrument No. 20041105-0133677, 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. Grant of Transmission Line Easement of record in Book 2336, Page 614 and Book 4428, Page 571; Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8175, Page 783; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020212-0018699; Stormwater Detention Agreement of record in Instrument No. 20040914-0110817 and Quit Claim Deed to the Homeowners Association

BILL GARRETT, Davidson County
Trans:T20170014079 DEEDWARR
Recvd: 02/16/17 10:24 2 pgs
Fees:13.00 Taxes:669.70
20170216-0015951

of record in Instrument No. 20100219-0012873, 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 5644 Dory Drive, Antioch, TN 37013
(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 31ST day of JANUARY, 2017.

AMY PRENDERGAST McCLARY REVOCABLE TRUST
DATED June 20, 2012

Amy Prendergast McClary, Trustee

LOI L HAMM
NOTARY PUBLIC
PITT COUNTY, NC

State of NORTH CAROLINA
County of Pitt

Personally appeared before me Amy Prendergast McClary, Trustee, 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 31st day of January, 2017.

Notary Public

My Commission Expires: My Commission Expires Feb 13, 2021

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