WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170017352 DEEDWARR
Recvd: 02/28/17 13:43 2 pgs
Fees: 13.00 Taxes: 814.00
20170228-0019844

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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:
Heidi Zill	Primary Residential	087-01-0A-070.00-CO
(NAME)	(NAME)	
4213 Chesney Glen Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City UT 84116	
(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, **Tom Evans and wife, Carolyn Evans**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Heidi Zill, married**, 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 all of Lot No. 144 on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, 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 Tom Evans and wife, Carolyn Evans by Warranty Deed from Bernadeane H. Brune, Trustee of the Stephanie Denise Lively Special Needs Trust, dated 05/08/2014, recorded 05/27/2014, of record in Instrument No. 20140527-0045123, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 9700, Page 288; Covenants, conditions, easements and restrictions of record in Book 10278, Page 279, First Amendment to Declaration of Restrictive Covenants of record in Book 10449, Page 215, Second Amendment to Declaration of Restrictive Covenants of record in Book 10449, Page 217 and Third Amendment to Declaration of Restrictive Covenants of record in Book 10640, Page 944, Warranty Deed of record in Book 11577, Page 623, 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. Stormwater Detention Agreement of record in Book 10357, Page 915; Boundary Map of record in Book 9700, Page 215; Quitclaim Deed of record in Book 10420, Page 356; and, Charter of Chesney Glen Homeowners Association, Inc., of record in Book 10290, Page 256, 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 4213 Chesney Glen Drive, 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 27th day of February, 2017.

Tom Evans

Carolyn Evans

State of Tennessee
County of Wilson

Personally appeared before me Tom Evans and Carolyn Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2017.

Notary Public
My Commission Expires: 8-14-17

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

