WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017747 DEEDWARR
Recvd: 03/01/17 12:43 2 pgs
Fees:13.00 Taxes:647.50
20170301-0020301

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$175,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17

(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
Anthony D. Coon	First Community Mortgage, Inc.	149-07-OC-016.00
(NAME)	(NAME)	
849 Dover Glen Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, **David John Assfalg, married and Carol Susan Assfalg, his wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anthony D. Coon, single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 16 on the Plan of Final Plat Highlands of Chelsea Village Section One, of record in Plat Instrument No. 20040309-0026802 and Instrument No. 20040616-0071117, 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 David John Assfalg by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated 11/15/2004 recorded 11/24/2004, of record in Instrument No. 20041124-0140910, in the Register's Office for Davidson County, Tennessee. Carol Susan Assfalg joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: All matters shown on the plat of record in Plat Instrument No. 20040309-0026802 and Instrument No. 20040616-0071117; Covenants, conditions, easements and restrictions of record in Book 8082, Page 329, Addendum to Declaration of record in Book 8083, Page 386 and Amendment to Declaration of record in Book 8842, Page 434; Covenants, conditions, easements and restrictions of record in Instrument No. 20040930-0117682; Easement contained in Deed of Conveyance of record in Book 8127, Page 873, Book 8127, Page 878 and Book 8127, Page 913; Charter contained in Articles of Incorporation of Chelsea Village Homeowners Association of record in Book 8813, Page 192; Deed of Conveyance to HOA contained in Warranty Deed of record in Book 8838, Page 542; Boundary Plat of record in Instrument No. 20030203-0014146; Easement contained in Stormwater Detention Agreement of record in Instrument No. 20030226-0025748, 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 849 Dover Glen 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), his heirs and/or 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), his heirs and/or 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 28th day of February, 2017.

David John Assfalg by Carol Susan Assfalg
Attorney in Fact

Carol Susan Assfalg

David John Assfalg by Carol Susan Assfalg,
Attorney in Fact

Carol Susan Assfalg

State of Tennessee
County of Wilson

On this 28th day of February, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carol Susan Assfalg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of David John Assfalg, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20170301-0020300, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 28th day of February, 2017.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Susan Assfalg, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2017.

Tracey Trumphour

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

File No.: 01288-35949
SMG TN Warranty Deed