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BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020461 DEEDWARR
Recvd: 03/09/17 12:39 2 pgs
Fees:13.00 Taxes:651.20

20170309-0023489

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires September 18, 2017

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
Hanna Christine Durham	Quicken Loans, Inc	064-09-0A-034.00-CO
(NAME)	(NAME)	
4420 S Trace Boulevard	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Detroit, MI 48226-1906	
(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, I, **Bridgette R. Wilson, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hanna Christine Durham, a single woman**, hereinafter called the GRANTEE(S), her 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 Unit No. 4420, of Southfork Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6783, Page 839, and Annexation of Phase II, of record in Book 6994, Page 447 and record in Instrument No. 200203270037726, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Southfork Condominiums, as shown on Exhibit "B" to the Annexation of Phase II to Master Deed, of record in Book 6994, Page 447, said Registers Office, for a more complete identification and description of such unit.

Being the same property conveyed to Seth Richmond Wilson and Savannah Jean Wilson, husband and wife, by Warranty Deed from Joyce C. Stromatt, dated 09/29/2016, recorded 10/03/2016 of record in Instrument No. 20161003-0104151, in the Register's Office for Davidson County, Tennessee. Said property being the same property further conveyed to Bridgette R. Wilson by Quitclaim deed from Seth Richmond Wilson and Savannah Jean Wilson (erroneously referred to as husband and wife) recorded on March 1, 2017 of record in Instrument No. 20170301-0020430, Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: All matters shown on the boundary plat of record in Plat Book 6250, Page 386; Covenants, conditions, easements and restrictions recorded of record in Book 6783, Page 839 and First Amendment to Master Deed of record in Book 6994, Page 447 and Southfork Homeowners Association Amendments to Rules and Regulations of record in Instrument No. 20020327-0037726; Covenants, conditions, easements and restrictions recorded of record in Book 6906, Page 733 and Amendment to Restrictive Covenants of record in Book 8291, Page 955; Storm Water Detention Agreement of record in Book 6566, Page 208; Charter

of Southfork Homeowners Association of record in Book 6790, Page 998, 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 4420 S Trace Boulevard, Old Hickory, TN 37138
(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), her 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), her 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 8th day of March, 2017.

Bridgette R. Wilson

Bridgette R. Wilson

State of Tennessee
County of Wilson

Personally appeared before me Bridgette R. Wilson, 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 8th day of March, 2017.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215