WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/17 14:12 3 pgs
Fees:18.00 Taxes:238.28
20170502-0043159

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,401.22

Alice F. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Wallace	New Owner	33-3-B-14CO
(NAME)	(NAME)	
1114 Adam Drive		
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cindy E. Kemp, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James H. Wallace and Alice F. Wallace, husband and wife, 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. 57, on the Plan of Dry Creek Farms, Section 2, of record in Instrument No. 20040421-0045040, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Cindy E. Kemp by deed from Beazer Homes Corporation of record in Instrument 20050304-0024320, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 20031001-0145053, said Register's Office.

Subject to any and all matters and notes on plat of record in Instrument, 20040421-0045040, Register's Office, Davidson County, Tennessee.

Subject to TVA Easement of record in Book 4175, Page 8, said Register's Office.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7695, Page 562, said Register's Office.

Subject to title to the portion of the premises within the bounds of Old Dickerson Road and easement for 6-inch water lines therein;

Subject to easement for 6-inch water line within the bounds of the abandoned Highland Heights Drive, as shown on the Plan of Solitude Acres, Section One, of record in Plat Book 4175, Page 8, said Register's Office.

Subject to Grant of Transmission Line Easement of record in Book 3248, Page 58, said Register's Office.

Subject to Easement to United States of America for electric power transmission and telecommunication purposes of record in Book 10752, Page 679, said Register's Office, which references existing easement of record in Book 3248, Page 58, said Register's Office.

Subject to Declaration of Covenants Conditions and Restrictions for Dry Creek Farms, of record in Instrument No. 20031001-0145053, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 114 Trellis Way, Goodlettsville, TN 37072
(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 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, 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 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 my hand this 2nd day of May, 2017.

Cindy E Kemp

Cindy E. Kemp

STATE OF TENNESSEE

COUNTY OF Robertson

On this 2nd day of May, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cindy E. Kemp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Pam S. Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)