WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038985 DEEDWARR
Recvd: 05/08/17 13:44 2 pgs
Fees:13.00 Taxes:1478.15
20170508-0045530

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,500.00

Amanda Wilmoth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-16-18 (AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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
Diane Rudd	Guaranteed Rate, Inc.	171030B18700CO
(NAME)	(NAME)	
641 Old Hickory Boulevard, 415	3940 N. Ravenswood	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Chicago, IL 60613	
(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, **Gary B. Meisner and wife, Kathy A. Meisner**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Diane Rudd**, 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. 127 on the Plan of First Revision, Phase One, Section 4, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 648, 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 Gary B. Meisner and wife, Kathy A. Meisner by Quitclaim Deed from Gary B. Meisner, dated July 1, 2013 and recorded July 3, 2013 of record in Instrument No. 20130703-0068838, Register's Office for Davidson County, Tennessee. Said property being the same previously conveyed to Gary B. Meisner, an unmarried person by Warranty Deed from Donna L. Davis, an unmarried person, dated November 20, 2006 and recorded December 6, 2006 of record in Instrument No. 20061206-0150758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 9700, Page 648; Covenants, conditions, easements and restrictions recorded as Book 10126, Page 435, Book 10895, Page 778, Second Amendment recorded as Instrument No. 20000718007058 and Re-recorded as Instrument No. 20050705-0076596; Covenants, conditions, easements and restrictions recorded as Book 8920, Page 65, Book 10224, Page 683, and Amendment to Declaration recorded as Book 9860, Page 840; Bylaws recorded as Book 10126, Page 486 and Book 8920, Page 45 and Second Amendment to Bylaws recorded as Instrument No. 20150102-0000219; Corporation Charter of Townhomes of Fredericksburg Homeowners Association, Inc., recorded as Book 10126, Page 430, 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 ☐

File No.: 01288-37083
SMG TN Warranty Deed

This is improved ☑ property, known as 641 Old Hickory Boulevard, 415, Brentwood, TN 37027
(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 our hands this 3rd day of May, 2017.

Gary B. Meisner

Kathy A. Meisner

State of Tennessee
County of Wilson

Personally appeared before me Gary B. Meisner and Kathy A. Meisner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of May, 2017.

Notary Public

My Commission Expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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