WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045739 DEEDWARR
Recvd: 05/30/17 15:03 2 pgs
Fees:13.00 Taxes:1924.00
20170530-0053584

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

A. DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore Goldthorpe	newowner	160-16-0B-123.00-CO
(NAME)	(NAME)	
309 Avery Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 L. Pond and Sherry F. Hemby, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Theodore Goldthorpe and Georgeanna Goldthorpe, husband and wife**, hereinafter called the GRANTEE(S), their 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 Lot No. 47, on the Plan of Brentwood Chase, Section Two, Revision One, of record in Plat Book 9700, Pages 945, 946, 947 and 948, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to David L. Pond and Sherry F. Hemby, husband and wife, by Warranty Deed dated May 28, 2013, from Kenneth E. Solesby and wife, Carol L. Solesby, of record in Instrument 201306050056654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat at Book 9700, Page 945, Book 9700, Page 946, Book 9700, Page 947, Book 9700, Page 948; (2) Deed of Revocation of Declaration of Covenants, Conditions and Restrictions of record in Instrument 200005310053797; (3) Declaration of Brentwood Chase Community of record in Instrument 200005310053798, as amended of record in Instrument 201501090002674; (4) Declaration of Covenants and Restrictions of record in Instrument 200106140062687; (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Book 8371, Page 320; (6) Stormwater Detention Agreement Easement of record in Book 11115, Page 281; (7) Stormwater Detention Agreement Easement of record in Book 11115, Page 286; (8) Charter of record in Instrument 200005240051842, 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 ☐

File No.: 01288-37053
SMG TN Warranty Deed

This is improved ☑ property, known as 309 Avery Court, 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), their 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), their 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 30th day of May, 2017.

David L. Pond

Sherry F. Hemby

State of Tennessee
County of Davidson

Personally appeared before me David L. Pond and Sherry F. Hemby, 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 25th day of May, 2017.

Notary Public Jill Swicegood
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129