WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049772 DEEDWARR
Recvd: 06/12/17 10:10 2 pgs
Fees:13.00 Taxes:806.60

20170612-0058484

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 3/27/2019

(AFFIX SEAL)

KRISTI MCCOY NOTARY PUBLIC STATE OF TENNESSEE

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
Myiesha Griffin	Myiesha Griffin	064-16-OE-051.00
(NAME)	(NAME)	
545 Griffin Circle	545 Griffin Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Annette F. Wagner**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Myiesha Griffin**, hereinafter called the GRANTEE(S), 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 Unit No. 51, in Building 14, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No. 20071105-0130490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Annette F. Wagner unmarried, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated 04/28/2011 recorded 05/03/2011, of record in Instrument No. 20110503-0033709, in the Register's Office for Davidson County, Tennessee.

Subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20061025-0132473, Amended and Restated Declaration of record in Instrument No. 20061106-0137656, Amendment to Declaration of record in Instrument No. 20071105-0130490, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.; Stormwater Detention Agreement of record in Instrument No. 20051230-0156496; Easement of record in Book 4910, Page 838; Tennessee. Easement contained in Warranty Deed of record in Book 5699, Page 535; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300; Grant of Easement of record in Instrument No. 20151130-0120249; Quitclaim Deed of record in Instrument No. 20061106-0137657; and Charter of The Townhomes of Truxton Village Homeowners Association Inc., of record in Instrument No. 20061026-0133179, 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 545 Griffin Circle, Hermitage, TN 37076
(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), 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), 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 15th day of May, 2017.

Annette F. Wagner
Annette F. Wagner

State of Tennessee
County of Wilson

Personally appeared before me Annette F. Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2017.

Tracey Trumphour
Notary Public Tracey Trumphour - MJ
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