WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170051144 DEEDWARR
Recvd: 06/15/17 10:19 2 pgs
Fees: 13.00 Taxes: 1472.60
20170615-0060102

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Daniel Joseph Blaich	New Owner	054-15-O-014.00
(NAME)	(NAME)	
381 Willow Bough Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Lyles H. Sowell and Wife, Tana F. Sowell, Trustees of the Sowell Joint Revocable Living Trust U/A/D Oct. 26, 1999 and**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Daniel Joseph Blaich and Jessica Blaich, Husband and Wife**, 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 Lot No. 305 on the Plan of Section 17, Brandywine Farms, of record in Plat Book 4860, Page 70, 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 Lyles H. Sowell and wife, Tana F. Sowell, Trustees of the Sowell Joint Revocable Living Trust Agreement U.A.D Oct 26 1999 by Quitclaim Deed from Lyles H. Sowell, and Tana F. Sowell, Individually, dated 10/26/1999 recorded 11/01/1999, of record in Book 11724, Page 777, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4860, Page 70, in the Register's Office for Davidson County, Tennessee. 10. Covenants, conditions, easements and restrictions of record in Book 4979, Page 92, in the Register's Office for Davidson County, Tennessee. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress /Egress and Appurtenances of record in Instrument No. 20100910-0071915, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 ☐

(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 9th day of June, 2017.

LYLES H. SOWELL AND WIFE, TANA F. SOWELL,
TRUSTEES OF THE SOWELL JOINT REVOCABLE
LIVING TRUST U/A/D OCT. 26, 1999

Lyles H. Sowell Trustee

Lyles H. Sowell
Trustee

Tana F. Sowell, Trustee

Tana F. Sowell
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lyles H. Sowell and Tana F. Sowell with whom I am personally acquainted and who proved themselves to be the Trustee of The Lyles H. Sowell and Tana F. Sowell Joint Revocable Living Trust dated u/a/d Oct. 26, 1999, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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