

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: (AFFIX SEAL) 11-6-17

Warranty Deed

Davidson County DEEDWARR
Recvd: 07/03/17 10:47 3 pgs
Fees:18.00 Taxes:458.80
20170703-0066655

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Williams and Robert O'Neill and Jacqueline O'Neill 1804 Brookvalley Place Mt. Juliet, TN 37122	New Owner	076-14-024.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jeanette Henderson, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Wanda Williams, unmarried, and Robert O'Neill and Jacqueline O'Neill, 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of New Hope Meadows, Phase II, of record in Book 6900, Page 724, 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 Luther B. Henderson and wife, Jeanette Henderson by deed from Centex Real Estate Corporation dated October 16, 1989 of record in Book 7964, Page 695, Register's Office for Davidson County, Tennessee. Luther B. Henderson has since died on June 15, 2015. Property now vests in Jeanette Henderson as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7557, Page 377; amended in Book 7567, Page 106, Phase II restrictions of record in Book 7688, Page 804, supplemental restrictions of record in Book 7934, Page 796 and restated in Instrument No. 20030106-0001976, Register's Office for Davidson County, Tennessee
4) Property is subject to By-Laws of record in Book 7557, Page 356, re-recorded in Book 7567, Page 106 and restated in Instrument No. 20030106-0001977, said Register's Office.
5) Property is subject to easement for sewer/storm drainage to Byrd Development Partners of record in Book 7079, Page 196, re-recorded in Book 7083, Page 435, said Register's Office.
6) Property is subject to Conveyance to HOA for Common Areas of record in Instrument No. 20080227-0019161, said Register's Office.
7) Property is subject to HOA Charter of record in Book 7525, Page 935, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1217 Firefly Road, 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 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(s) this 28th day of June, 2017.

Jeanette Henderson

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand, at office, this 28th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021