WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170059146 DEEDWARR
Recvd: 07/11/17 10:19 2 pgs
Fees:13.00 Taxes:888.00
20170711-0069559

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Sarah Alsup
Affiant

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

Patricia J. Galaway
Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

PATRICIA J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Adam Wiser	New Owner	086 12 0A 022.00
(NAME)	(NAME)	
140 Tulip Grove		
(ADDRESS)	(ADDRESS)	
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, **Taylor A. Durham and Brittney K. Durham, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adam Wiser, unmarried man**, hereinafter called the GRANTEE (S), his 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 all of Lot No. 105 on the Plan of Final Plat, Revision of Section One, Tulip Grove Pointe, "Cluster Lot Subdivision", of record in Plat Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Taylor A. Durham and Brittney K. Durham, husband and wife by Warranty Deed from Southeastern Development Enterprise, LLC, a Tennessee limited liability company, dated 08/16/2013, recorded 08/20/2013, of record in Instrument No. 20130820-0087439, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060627-0076734, Amended and Restated Declaration of record in Instrument No. 20110831-0067559, Second Amendment to Declaration of record in Instrument No. 20150928-0098458, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument No. 20031106-0162953, in the Register's Office for Davidson County, Tennessee; Open Space Map of record in Instrument No. 20121030-0099506, 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 140 Tulip Grove, 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), his 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), his 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 July, 2017.

Taylor A. Durham

Brittney K. Durham

State of Tennessee
County of Wilson

Personally appeared before me Taylor A. Durham and Brittney K. Durham, 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 3rd day of July, 2017.

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