WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/21/19

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38438

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bonnie Huettig	NEW OWNER	147-06-O-187
(NAME)	(NAME)	
564 Huntington Pkwy		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170059916 DEEDWARR
Recvd: 07/13/17 11:00 2 pgs
Fees:13.00 Taxes:684.50
20170713-0070491

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, **Houston L. Pewett, Jr., Successor Trustee of the Houston L. Pewett Bypass Trust, a Trust established under the First Amendment to the Houston L. Pewett Living Trust under agreemernt dated November 16, 1995, as amended on May 8, 2002**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bonnie Huettig**, 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 located in Davidson County, Tennessee, being all of Lot No. 119 on the Plan of Section One, Caldwell Country Estates, of record in Plat Book 2663, Pages 68 and 69, 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 Adrian Merle Pewett, Trustee of the Houston L. Pewett Bypass Trust, a Trust established under the First Amendment to the Houston L. Pewett Living Trust under agreement dated November 16, 1995, as amended on May 8, 2002 by Quitclaim Deed from Adrian Merle Pewett, Successor Trustee of The Houston L. Pewett Living Trust under agreement dated November 16, 1995, dated 06/01/2003, and recorded 06/06/2003, of record in Instrument No. 20030606-0078380, in the Register's Office for Davidson County, Tennessee. Adrian Merle Pewett having since died September 15, 2014 leaving Houston L. Pewett as Successor Trustee.

THIS CONVEYANCE IS MADE 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 Book 2663, Pages 68 and 69, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 1788, Page 108, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 2802, Page 369, in the Register's Office for Davidson County, Tennessee.

Easement contained in Declaration of Taking of record in Book 1133, Page 610, in the Register's Office for Davidson County, Tennessee.
Easement contained in Substitution of Trustee of record in Book 1237, Page 371, in the Register's Office for Davidson County, Tennessee.
Easement contained in Certificate of Correction of record in Book 2883, Page 91, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Sevenmile Creek, as much as thereon may flow, from time to time.

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 249 Blackman Road, A&B, Nashville, TN 37211
(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 29th day of June, 2017.

HOUSTON L. PEWETT, SUCCESSOR TRUSTEE OF
THE HOUSTON L. PEWETT BYPASS TRUST,

By: Houston L. Pewett, JR.
Its: Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston L. Pewett, JR. Successor Trustee of the Houston L. Pewett Bypass Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2017.

Notary Public
My Commission Expires; 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
DONALD R. BARRETT JR.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027