WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061790 DEEDWARR
Recvd: 07/19/17 13:59 2 pgs
Fees:13.00 Taxes:924.63

20170719-0072833

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JERI SHOULDERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 2020

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
Judith R. Elliott	AmCap Mortgage Ltd.	
(NAME)	Ste 700 (NAME)	
661 Granwood Boulevard	9999 Bellaire Blvd	063-16-0A-029.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Houston, Tx 77036	
(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, **Henry G. Barr and Wife, Nancy M. Barr**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Judith R. Elliott and Gary M. Elliott, Wife and Husband**, 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. 175 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550 through 552, inclusive and Certificate of Correction recorded in Book 7462, Page 445, Book 8110, Page 401 and Amendment to the Plat of Chitwood Change Name of recorded in Book 8181, Page 112, 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 Henry G. Barr and wife, Nancy M. Barr by Deed from Fox Ridge Homes, Inc., dated 11/29/1993, recorded 12/08/1993 of record in Book 9179, Page 282, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Pages 550 through 552 and Certificate of Correction recorded in Book 7462, Page 445, Book 8110, Page 401 and Amendment to the Plat of Chitwood Change Name of recorded in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7351, Page 852, First Amendment of record in Book 7451, Page 739, Second Amendment of record in Book 8336, Page 393, in the Register's Office for Davidson County, Tennessee. Warranty Deed of Flowage Easement of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 740, Book 11030, Page 785, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Public Utilities of record in Book 8657, Page 179, in the Register's Office for Davidson County, Tennessee. Boundary Survey of record in Book 6900, Page 405, in the Register's Office for Davidson County, Tennessee. Quit Claim

Deed of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee. Warranty Deed of record in Book 8951, Page 797, in the Register's Office for Davidson County, Tennessee. Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee. Charter of Hampton Park Homeowners Association of record in Book 8517, Page 762, Articles of Amendment of record in Book 8833, Page 216, 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 ☐

This is improved ☑ property, known as 661 Granwood Boulevard, Old Hickory, TN 37138
(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 our hands this 10th day of July, 2017.

Henry G. Barr

Nancy M. Barr

State of Tennessee
County of Wilson

Personally appeared before me Henry G. Barr and Nancy M. Barr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of July, 2017.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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