BILL GARRETT, Davidson County
Trans:T20170072239 DEEDWARR
Recvd: 08/21/17 10:15 2 pgs
Fees:13.00 Taxes:822.22
20170821-0085521

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,222.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-2-2021

(AFFIX SEAL)

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
Rob M. Gulseth	First Community Mtg.	086-07-0-089.00
(NAME)	(NAME)	
3216 Colby Drive	262 Robert Rose Drive, Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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, **Imelda S. Connell, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rob M. Gulseth, a single man, Rolland G. Julseth and June L. Julseth, husband and wife, and Darrell L. Gulseth, a married man**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 104, on the plan of Jackson's Retreat, Phase II, which is of record in Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot 5 No. 104 fronts 32.88 feet on the Southerly margin of Scenic Way Knob and extends back 315 feet on the Westerly line and 140 feet on the easterly line to a dead line in the rear measuring 267.25 feet thereon..

Being the same property conveyed to Charles David Connell and wife, Imelda Schell Connell by Warranty Deed from Randall Phillips Builders, Inc., dated 07/17/1984, recorded 07/18/1984, of record in Book 6340, Page 557, in the Register's Office for Davidson County, Tennessee. Charles David Connell a/k/a Charles D. Connell and Imelda Schell Connell a/k/a Imelda S. Connell, having since divorced and by Final Decree of Divorce of record in Book 11253, Page 247, in the Register's Office for Davidson County, Tennessee, title was divested from Charles D. Connell and vested in Imelda Schell Connell.

Imelda Schell Connell and Imelda S. Connell are one and the same person..

Subject to all matters shown on the plat of record in Plat Book 5200, Page 673; Covenants, conditions, easements and restrictions of record in Book 5741, Page 360, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Covenants, conditions, easements and restrictions of record in Book 6176, Page 939, in the Register's Office for Davidson County,

purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; By-Laws of Jackson's Retreat Homeowners' Association of record in Book 5745, Page 294; Charter contained in Articles of Incorporation of Jackson's Retreat Homeowners' Association of record in Book 5745, Page 283; and Easement for the flow of Stoners 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 412 Scenicway Knob, 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), her 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), her 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 my hand this 18th day of August, 2017.

Imelda S. Connell

State of Tennessee
County of Wilson

Personally appeared before me Imelda S. Connell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of August, 2017.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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