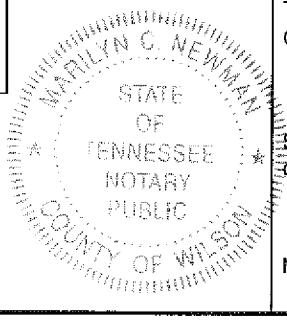
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/17 11:58 3 pgs
Fees:18.00 Taxes:675.25
20170831-0089664



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Bettye Faye Dykes
Affiant

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

Marilyn C Newman
Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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
Bettye Faye Dykes	The Farmers Bank	
(NAME)	(NAME)	
3911 Dodson Chapel Road, Condominium 21	PO Box 10	086 14 0C 021.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Portland, TN 37148	
(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, **William L. Garrison and Wife, Drusilla Garrison**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bettye Faye Dykes, an unmarried woman**, 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 Unit No. 21 on the Plan of Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in instrument #20011005-0108857, Amendment to Master Deed of record in Instrument No. 201705240051721, 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 William L. Garrison and wife, Drusilla Garrison by Warranty Deed from Richard A. Nelson, a married person, dated 02/28/2003, recorded 03/04/2003, of record in Instrument No. 20030304-0028108, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20011005- 0108857, First Amendment to The Master Deed of record in Instrument No. 20170524-0051721, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20010710-0073194, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20011005-0108856, in the Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee of record in Instrument No. 20101112-0090843, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. Quitclaim Deed of record in Instrument No. 20031001-0144806, 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 3911 Dodson Chapel Road; Condominium 21, 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), 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 28th day of August, 2047.

William L. Garrison

Drusilla Garrison

State of Tennessee
County of Wilson

Personally appeared before me William L. Garrison and Drusilla Garrison, 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 28th 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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

