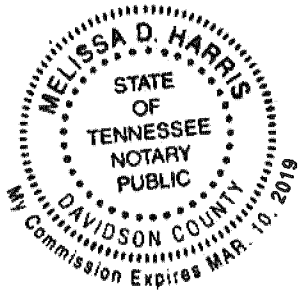
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(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
Jill Elizabeth Anderson	new owner	
(NAME)	(NAME)	
7504 W Winchester Drive		151-10-0A-002.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/08/17 15:25 3 pgs
Fees:18.00 Taxes:684.50
20170908-0092668

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, **Sheri Prosser, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jill Elizabeth Anderson and Jonathan Alden Wires, 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 2 on the Plan of Phase 1, Villages of Long Hunter P.U.D., Final Subdivision Plat, of record in Plat Instrument No. 200101230006894, 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 Sheri Prosser by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated 07/06/2017, recorded 07/17/2017, of record in Instrument No. 20170717-0071524, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters shown on the plat of record in Plat Instrument No. 200101230006894, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20010531-0056382, Amendment to Declaration of record in Instrument No. 20031111-0164945, By-Laws of record in Instrument No. 20041022-0127537, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 1101, Page 457 and Book 1115, Page 302, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 4428, Page 575, in the Register's Office for Davidson County, Tennessee. Easement contained in Declaration of Taking of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee. Easement contained in Judgment of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement of record in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94, in the Register's Office for Davidson County, Tennessee. Corporation Conveyance of Easement of record in Book 9661,

Page 919, in the Register's Office for Davidson County, Tennessee. Grant of Easements of record in Instrument No. 20000906-0088271, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee. Warranty Deed of record in Book 3840, Page 582, Book 4165, Page 54, Book 4568, Page 648 and Book 9670, Page 467, in the Register's Office for Davidson County, Tennessee. Installment Deed of record in Book 4656, Page 888, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Instrument No. 200002070012630, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20010531-0056383, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20010531-0056381, 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 7504 W Winchester Drive, Antioch, TN 37013

(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 8th day of September, 2017.

Sheri Prosser

State of Tennessee
County of Wilson

Personally appeared before me Sheri Prosser, 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 8th day of September, 2017.

Notary Public _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
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, Paul F. Soper, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

