WARRANTY DEED

Bill Garrett Davidson County
Batch# 83 **DEEDWARR**
09/11/2017 10:39:56 AM 2 pgs
Fees: $13.00 Taxes: $621.60

20170911-0092793

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2017.

Patricia J Hurst
Notary Public

MY COMMISSION EXPIRES: 4/18/21

(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
Milton J. Detillier	NEW OWNER	075-13-Q-151.00
(NAME)	(NAME)	
321 Jacksonian Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Estate of Dan T. Fuller**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Milton J. Detillier and Mae T. Detillier, husband and wife**, 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 Lot No. 29 on the Map of Hermitage Hills Subdivision, Section I, as of record in Book 2900, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 80 feet on the northerly side of Jacksonian Drive and extends back between lines 154.6 feet on the westerly line and 156.0 feet on the easterly line, to a dead line in the rear, measuring 80 feet thereon.

BEING the same property conveyed to Dan T. Fuller and wife, Betty C. Fuller by Warranty Deed from Ed Hodge and wife, Evelyn Hodge, dated 7/17/70 and recorded 7/20/70 in Book 4432, Page 676, Register's Office for Davidson County, Tennessee. The said Betty C. Fuller is reported to have predeceased Dan T. Fuller on December 17, 2014. The said Dan T. Fuller (aka Dan Trigg Fuller) died testate on 2/24/17, and pursuant to Order to Probate filed 5/11/17 in Docket No. 17P525 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Dan Jeffrey Fuller was appointed as Executor. Per Last Will and Testament of Dan Trigg Fuller, devisees are his children, Dan Jeffrey Fuller and Karen Jo Fuller.

All matters shown on the plat of record in Plat Book 2900, Pages 49, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2992, Page 53 and Amendment of Restrictive Covenants of record in Book 2998, Page 231, in the Register's Office for Davidson County, Tennessee. Amendment to Plat of record in Book 3135, Page 106, 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 ☐

File No.: 01288-39300
SMG TN Warranty Deed

This is improved ☑ property, known as 321 Jacksonian Drive, 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 my hand this 7th day of September, 2017.

ESTATE OF DAN T. FULLER

Dan Jeffrey Fuller Executor
Dan Jeffrey Fuller
Executor

Dan Jeffrey Fuller Executor
Dan Jeffrey Fuller
Heir

Karen Jo Fuller
Karen Jo Fuller
Heir

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan Jeffrey Fuller, the executor and heir for the estate of Dan T. Fuller ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Jo Fuller, the heir for the estate of Dan T. Fuller ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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

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