WARRANTY DEED

Bill Garrett Davidson County
Batch# 12863 DEEDWARR
10/12/2017 01:11:46 PM 2 pgs
Fees: $13.00 Taxes: $810.30
20171012-0104730

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$219,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of October, 2017

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Richard A. Blanchet Kimberly R. Blanchet	Same as above	076-14-0-024.00
1217 Firefly Road		
Hermitage, TN 37076	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried and Robert O'Neill and Jacqueline O'Neill, husband and wife** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Richard A. Blanchet and Kimberly R. Blanchet, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of New Hope Meadows, Phase II, of record in Book 6900, Page 724, 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 Wanda Williams, unmarried and Robert O'Neill and Jacqueline O'Neill, husband and wife, by Warranty Deed from Jeanette Henderson dated June 28, 2017 of record in Instrument Number 20170703-0066655, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 7557, Page 377, as amended in Book 7567, Page 103, Book 7688, Page 804, Book 7688, Page 808, Book 7934, Page 796, Instrument No. 20030106-0001976, and Instrument No. 20030106-0001976, Register's Office for Davidson County, Tennessee.
- Charter of New Hope Meadows Homeowner's Association, Inc., of record in Book 7525, Page 935, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to New Hope Meadows Homeowner's Association, Inc., of record in Instrument No. 20080227-0019161, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7557, page 356, as amended in Book 7567, Page 106, and Instrument No. 20030106-0001977, Register's Office for Davidson County,Tennessee.
- Memorandum of Settlement of record in Book 9920, Page 219, Register's Office for said County; Sewer Easement of record in Book 7079, Page 196, and Book 7083, Page 435, Register's Office for said County; Sewer Easement of record in Book 402, Page 287, and Book 402, Page 418, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1217 Firefly Road, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 6, 2017.

Wanda Williams

Robert O'Neill

Jacqueline O'Neill

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams, Robert O'Neill and Jacqueline O'Neill** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 6, 2017

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires 8/5/18