WARRANTY DEED

Bill Garrett Davidson County
Batch# 15048 DEEDWARR
10/18/2017 02:32:22 PM 2 pgs
Fees: $13.00 Taxes: $1,268.73

20171018-0106832

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Daniel Lewis	SWBC Mortgage	155080B02900
(NAME)	(NAME)	
6312 Sweetgum Lane	9311 San Pedro, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(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 Rex Wehrman and Laurel Wehrman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles Daniel Lewis, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 No. 29, on the Plan of Subdivision for Phase 1 of South Colony at Riverbend, of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William R. Wehman and wife, Laurel Wehman by Warranty Deed from Shari L. Grady, an unmarried woman, dated June 13, 2007, of record in Instrument No. 200708210100070, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 271; (2) Covenants, conditions, easements and restrictions of record in Book 6474, Page 354, Restrictive Covenants Amendment of record in Book 6486, Page 588, and Book 7199, Page 119, First Amendment to Declaration of record in Book 9792, Page 20, First Amendment to Bylaws of record in Book 7781, Page 645, Second Amendment to Bylaws of record in Book 9792, Page 24; (3) Easement of record in Book 5896, Page 257; (4) Easement of record in Book 6613, Page 536; (5) Common Area Warranty Deed of record in Book 7781, Page 637; (6) Charter contained in Articles of Incorporation of the South Colony at River Bend Homeowners' Association of record in Book 8748, Page 816, in the Register's Office for Davidson County, Tennessee.

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 6312 Sweetgum Lane, Nashville, TN 37221

File No.: 01288-40296
SMG TN Warranty Deed

(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), his 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), his 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 our hands this 13th day of October, 2017.

William Rex Wehrman

Laurel L Wehrman

State of Colorado
County of Summit

Personally appeared before me William Rex Wehrman and Laurel L Wehrman, 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 13th day of October, 2017.

Notary Public
My Commission Expires: _____

KIMBERLY DAWSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154041705
MY COMMISSION EXPIRES OCTOBER 22, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129