WARRANTY DEED

Bill Garrett Davidson County
Batch# 18978 DEEDWARR
10/27/2017 11:43:38 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00

20171027-0110440

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Horlin Carter, Jr.	new owner	172140A01500
(NAME)	(NAME)	
5961 Hitching Post Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Diana Dzurisin FKA Diana Williard, unmarried and George Williard, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Horlin Carter, Jr., a married man**, 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 No. 110 on the Plan of Section One, Wexford Downs, R20 Residential P.U.D., of record in Plat Book 9700, Pages 308-309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Diana Williard and George Williard, wife and husband by Warranty Deed from Chizor J. Iwuchukwu and wife Crystal I. Iwuchukwu f/k/a Crystal I. Nkwodimmah, dated 09/27/2013 recorded 10/02/2013, of record in Instrument No. 20131002-0103443, in the Register's Office for Davidson County, Tennessee. The said Diana Williard and George Williard are now divorced per Docket # 16D-1590.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Pages 308-309, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10292, Page 51, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 10357, Page 925, in the Register's Office for Davidson County, Tennessee.
Permanent Easement Agreement of record in Book 10359, Page 615, in the Register's Office for

Davidson County, Tennessee.
Boundary Plat of record in Book 9700, Page 221, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 10937, Page 789, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 11201, Page 766, Book 11444, Page 149 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee.
Charter of Wexford Downs Homeowners Association, Inc., of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Holt Creek, as much as thereon may flow, from time to time.

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 5961 Hitching Post Lane, Nashville, TN 37211
(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 24th day of October, 2017.

Diana Dzurisin FKA Diana Williard

George Williard by Diana Dzurisin attorney in fact
George Williard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana Dzurisin, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2017.

Notary Public
My Commission Expires:
May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

File No.: 01288-40141
SMG TN Warranty Deed

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonja Barron, with whom I am personally acquainted and who proved herself to be the attorney in fact of George Williard and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2017.

Notary Public
My Commission Expires: May 22, 2019



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027