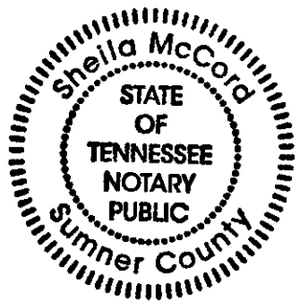
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Payton Christopher Marudas	Bank of Tennessee	09702A20500
(NAME)	(NAME)	Bill Garrett Davidson County
3806 Hoggett Ford Road	301 E. Center Street	Batch# 19780 **DEEDWARR**
(ADDRESS)	(ADDRESS)	10/31/2017 01:46:32 PM 2 pgs
Hermitage, TN 37076	Kingsport, TN 37660	Fees: $13.00 Taxes: $810.30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171031-0111590

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, **Carl A Hostrander, married and wife, Kylie Hostrander**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Payton Christopher Marudas, an unmarried man and Mark S. Marudas, a married man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their 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. 205 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 3C, Revision One of record in Plat Instrument No. 201304050033853, 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 Carl A. Hostrander, married by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 09/30/2013 recorded 10/02/2013, of record in Instrument No. 20131002-0103504, in the Register's Office for Davidson County, Tennessee. Kylie Hostrander joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 201304050033853; Covenants, conditions, easements and restrictions of record in Instrument No. 20080408-0035557, Amendment to Declaration of record in Instrument No. 20170906-0091483, Supplementary Declaration of record in Instrument No. 20140424-0034615; Covenants, conditions, easements and restrictions of record in Instrument No. 20130410-0035425; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Quitclaim Deed of record in Instrument No. 20080630-0067054, Instrument No. 20170621-0062250, 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 3806 Hoggett Ford Road, 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), their 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), their 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 my hand this 30th day of Oct., 2017.

Carl A Hostrander

Kylie Hostrander

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 Carl A. Hostrander and Kylie Hostrander, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of October, 2017.

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