# WARRANTY DEED

Bill Garrett Davidson County
Batch# 28202 **DEEDWARR**
11/20/2017 01:32:30 PM 2 pgs
Fees: $13.00 Taxes: $850.63

20171120-0118958

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-04-19

(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 |
|---|---|---|
| Kevin Schreher | SunTrust Mortgage, Inc. | 075 13 0 015.00 |
| (NAME) | (NAME) | |
| 242 Jacksonian Drive | 1001 Semmes Avenue, RVW 5093 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Richard, VA 23224 | |
| (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, **Kyle Jarrett and Brittney Jarrett, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin Schreher and Rebecca Schreher, husband and wife**, 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 Lot No. 165, on the plan of Section Two (Revised), Hermitage Hills, of record in Book 2900, Page 112, 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 Kyle Jarrett and Brittney Jarrett, husband and wife by Warranty Deed from Patricia T. Gillie, Executrix for the Estate of Janice L. Sweet, dated 03/07/2017, of record in Instrument No. 20170308-0023124, in the Register's Office for Davidson County, Tennessee. The said Janice L. Sweet (aka Janice Leadbetter Sweet) died testate on 10/20/2016, devising subject property to Patricia Gillie (aka Patricia T. Gillie), as Executrix of her estate, as evidenced in Docket No. 2016PR330, Probate Court Clerk's Office for Wilson County, Tennessee. The said LaVerne F. Sweet died on 03/28/1987, leaving the said Janice L. Sweet (aka Janice Leadbetter Sweet) the sole surviving tenant by the entirety. Also being the same property conveyed to LaVerne F. Sweet and wife, Janice L. Sweet by Warranty Deed from A. H. Johnson and wife, Malvin Johnson, dated 06/08/1961, of record in Book 3247, Page 527, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 3096, Page 5, 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 242 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), 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 our hands this 17th day of November, 2017.

Kyle Jarrett

Brittney Jarrett

State of Tennessee
County of Wilson

Personally appeared before me Kyle Jarrett and Brittney Jarrett, 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 17th day of November, 2017.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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