WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020

(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
Morgan Daniel Lawler	Mortgage Investors Group	087-01-0A-141.00-CO
(NAME)	(NAME)	Bill Garrett Davidson County
3604 Caledon Court	8320 E. Walker Springs Ln Ste 200	Batch# 30911 DEEDWARR
(ADDRESS)	(ADDRESS)	11/29/2017 11:11:29 AM 2 pgs
Hermitage, TN 37076	Knoxville TN 37923	Fees: $13.00 Taxes: $740.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171129-0121686

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, **Gregory B. Westington**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Morgan Daniel Lawler and Kalin Lawler, husband and wife**, 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. 68, on the Plan of Section Four, Chesney Glen, R15 Residential P.U.D., of record in Plat Book 9700, Page 844, 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 Gregory B. Westington, unmarried by Warranty Deed from Mary Lisa Rouse, now known as Mary Lisa Buckholts, dated 08/30/2013, recorded 09/10/2013, of record in Instrument No. 20130910-0095473, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 9700, Page 844, Covenants, conditions, easements and restrictions of record in Book 10278, Page 279, First Amendment to Declaration of record in Book 10449, Page 215, Second Amendment to Declaration of record in Book 10449, Page 217, Third Amendment to Declaration of record in Book 10640, Page 944, First Supplementary Declaration of record in Book 10469, Page 924, Second Supplementary Declaration of record in Book 10528, Page 73 and Third Supplementary Declaration of record in Book 11317, Page 674, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Stormwater Detention Agreement of record in Book 10357, Page 915; Charter of Chesney Glen Homeowners Association, Inc., of record in Book 10290, Page 256; Boundary Plat of record in Book 9700, Page 215; Quitclaim Deed of record in Book 10420, Page 356; and Warranty Deed of record in Book 11577, Page 623, 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 3604 Caledon Court, 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), 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 my hand this 27th day of November, 2017.

Gregory B. Westington

State of Tennessee
County of Wilson

Personally appeared before me Gregory B. Westington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of November, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.7.21

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY