WARRANTY DEED

Bill Garrett Davidson County
Batch# 33931 **DEEDWARR**
12/06/2017 08:37:30 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20171206-0124224

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Charles Elan Mengelberg
Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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
Charles Elan Mengelberg	InterLinc Mtg Services, LLC	098-13-0A-089.00-CO
(NAME) 129 Breakwater Bay	(NAME) 10613 W. Sam Houston Pkwy North, Ste 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Houston, TX 77064	
(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, **Vicki S. Hulsey, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles Elan Mengelberg, an unmarried man and Kristen Leigh Yount, an unmarried woman as joint tenants with rights of survivorship**, 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. 89 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, Page 859, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Vicki S. Hulsey, a single person by Warranty Deed from Lashawnda Daniels and Derick Daniels, husband and wife, dated 10/30/2002, recorded 10/31/2002 of record in Instrument No. 20021031-0133566, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 859, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10290, Page 1 and re-recorded in Instrument No. 200006280064247, Supplemental Declaration of record in Book 11394, Page 73 and re-recorded in Instrument No. 200006280064249, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 11387, Page 925, in the Register's Office for Davidson County, Tennessee. Easement contained in Deed of Conveyance of record in Book 11030, Page 845, in the Register's Office for Davidson County, Tennessee. Deed Restrictions of record in Book 3911, Page 875, in the Register's Office for Davidson County, Tennessee. Boundary Map of record in Book 9700, Page 275 and Surveyor's Certificate of Correction of record in Instrument No. 20010531-0056257, in the Register's Office for Davidson County, Tennessee. HOA contained in Quitclaim Deed of record in Instrument No. 200006070056880, in the Register's Office for Davidson County, Tennessee. By-Laws of New Hope Point Homeowner's Association, Inc., of record in Instrument No. 20080623- 0064598, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation & Charter for New Hope Point Homeowner's Association, Inc., of record in Instrument No. 200006070056879, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 129 Breakwater Bay, 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 17th day of November, 2017.

Vicki S. Hulsey

Vicki S. Hulsey

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 17th day of November, 2017.

Tracey Trumphour

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