WARRANTY DEED

Bill Garrett Davidson County
Batch# 33971 DEEDWARR
12/06/2017 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20171206-0124289

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/10/2019

(AFFIX SEAL)

DAWN THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

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
Kathleen Ruth Lindley	NEW OWNER	086-07-0A-037.00-CO
(NAME)	(NAME)	
909 Moleah Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I, **Lynn W. LaFever III, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kathleen Ruth Lindley, a single woman**, hereinafter called the GRANTEE(S), her 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. 37, on the Plan of Bret Ridge, of record in Plat Book 6900, Page 121, 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 Lynn W. LaFever, III by Quitclaim Deed from Aurea S. LaFever, dated 10/05/2017, recorded 10/05/2017, of record in Instrument No. 20171005-0102557; and being the same property conveyed to Lynn W. LaFever, Sr., and wife, Aurea S. LaFever by Warranty Deed from Gemcraft Homes (Tennessee), Inc., dated 10/30/1987, recorded 11/06/1987, of record in Book 7397, Page 333, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 121, in the Register's Office for Davidson County, Tennessee.; (2) Covenants, conditions, easements and restrictions of record in Book 7030, Page 527; (3) First Amendment to Declaration of record in Book 7047, Page 171, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Easement of record in Book 5625, Page 287, in the Register's Office for Davidson County, Tennessee; (5) Easement of record in Book 5649, Page 458, in the Register's Office for Davidson County, Tennessee; (6) Easement contained in Storm Water Detention Agreement of record in Book 7009, Page 940, in the Register's Office for Davidson County, Tennessee; (7) Easement contained in General Warranty Deed of record in Book 7052, Page 268, in the Register's Office for Davidson County, Tennessee; (8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7379, Page 281, in the Register's Office for Davidson County, Tennessee; (9) Articles of Incorporation of Bret Ridge Homeowners Association, Inc., of record in Book 6947, Page 577, in the Register's Office for Davidson County, Tennessee; and (10) Quitclaim Deed of record in Book 7052, Page 305, in the Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of the Grantor or his spouse.

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 909 Moleah 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), her 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), her 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 29th day of November, 2017.

(X) _____
Lynn W. LaFever III

State of VIRGINIA
County of Williamsburg

Personally appeared before me Lynn W. LaFever III, 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 29th day of November, 2017.

(X) _____
Notary Public Eric Brian Backmon
My Commission Expires: 04/30/21

ERIC BRIAN BACKMON
Notary Public
Commonwealth of Virginia
Registration No. 7569490
My Commission Expires Apr 30, 2021

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

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

