WARRANTY DEED

Bill Garrett Davidson County
Batch# 43674 **DEEDWARR**
01/03/2018 09:12:50 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180103-0000742

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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
Hannah Howard	Pinnacle Bank	064-09-OA-024.00
(NAME)	(NAME)	
4548 S Trace Boulevard	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(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, **Donnie W. Rich and Suzanne Yates Rich, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hannah Howard, 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 Unit No. 4548 on the Plan of Southfork Condominiums, Phase One, as set forth in the Master Deed at Book 6783, Page 839, and as shown on Exhibit "C" thereto, the plat, at Book 6783, Page 865, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said unit.

Being the same property conveyed to Donnie W. Rich, an unmarried person and Suzanne Yates, an unmarried person, as tenants in common with the right of survivorship by Warranty Deed from Eric L. Strickland and wife, Margaret A. Strickland, dated 05/26/1994, recorded 05/27/1994, of record in Book 9358, Page 943, in the Register's Office for Davidson County, Tennessee. The said Donnie W. Rich and Suzanne Yates having since married each other. The said Suzanne Yates is now known as and one and the same as Suzanne Yates Rich.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6783, Page 865; Covenants, conditions, easements and restrictions of record in Book 6783, Page 839 and Amendment to Rules & Regulations of record in Instrument No. 20020327-0037726; Storm Water Detention Agreement of record in Book 6566, Page 208; Plat Map of record in Book 6250, Page 386 and Amendment to Restrictive Covenants of record in Book 8291, Page 955 and Amended Plat Map of record in Book 6900, Page 132; Restrictive Covenants of record in Book 6906, Page 733; Charter of SouthFork Homeowners Association of record in Book 6790, Page 998, 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 ☐

File No.: 01288-41150
SMG TN Warranty Deed

This is improved ☑ property, known as 4548 S Trace Boulevard, Old Hickory, TN 37138
(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 our hands this 29th day of December, 2017.

Donnie W. Rich

Suzanne Yates Rich

State of Tennessee
County of Wilson

Personally appeared before me Donnie W. Rich and Suzanne Yates Rich, 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 29th day of December, 2017.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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