WARRANTY DEED

Bill Garrett Davidson County
Batch# 45840 **DEEDWARR**
01/09/2018 10:16:52 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20180109-0002748

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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
John Eline	newowner	086-07-OA-022.00
(NAME)	(NAME)	
1237 Jacksons View Road		
(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, we, **David B. Kitchen and Wife, Kathryn L. Kitchen**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Eline and Paula Eline, 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. 22 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.

Being the same property conveyed to David B. Kitchen and wife, Kathryn L. Kitchen by General Warranty Deed from Gemcraft Homes (Tennessee), Inc., dated 03/23/1987, recorded 03/24/1987, of record in Book 7178, Page 513, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Page 121, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7030, Page 527, First Amendment to Declaration of record in Book 7047, Page 171, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7009, Page 940, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5625, Page 287, and Book 5649, Page 458, in the Register's Office for Davidson County, Tennessee. Easement contained in General Warranty deed of record in Book 7178, Page 513, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed of record in Book 7052, Page 305, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of record in Book 6947, Page 577, 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 ☐

File No.: 01288-41304
SMG TN Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: N-VRES-17-1237

This is improved ☑ property, known as 1237 Jacksons View Road, 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 our hands this 5th day of January, 2018.

David B. Kitchen

Kathryn L. Kitchen

State of Tennessee
County of Wilson

Personally appeared before me David B. Kitchen and Kathryn L. Kitchen, 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 5th day of January, 2018.

Notary Public
My Commission Expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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