WARRANTY DEED

Bill Garrett Davidson County
Batch# 45918 **DEEDWARR**
01/09/2018 11:32:52 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180109-0002851

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$492,000.00~~ 190,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/20/

(AFFIX SEAL)

AMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC 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
James R. Miller	Primary Residential Mortgage	06312004600
(NAME)	(NAME)	
4508 S Trace Boulevard	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Salt Lake City, UT 84116	
(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, **Cheryl Ann Bristol, unmarried (formerly known as Cheryl Ann Green),** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James R. Miller, an unmarried man**, 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. 51 on the Plan of SouthFork, Section Two, of record in Plat Book 6250, Page 386, 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 Cheryl Ann Green by Quitclaim Deed from Horace William Green, Jr., dated 11/05/2001 recorded 11/30/2001, of record in Instrument No. 20011130-0131484, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Horace William Green, Jr., and wife, Cheryl A. Green by Warranty Deed from Ken Lokey Homes, Inc., dated 12/15/1988, recorded 12/16/1988, of record in Book 7729, Page 844, in the Register's Office for Davidson County, Tennessee.

The said Cheryl Ann Green is now known and one and the same as Cheryl Ann Bristol. (Michael Bristol, having since died on May 19, 2016).

Subject to all matters shown on the plat of record in Plat Book 6250, Page 386; Covenants, conditions, easements and restrictions of record in Book 6906, Page 733, Amendment to Restrictive Covenants of record in Book 8291, Page 955, 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; Easement Deed of record in Book 6267, Page 296, Book 6267, Page 298; Storm Water Detention Agreement of record in Book 6504, Page 406, Book 6566, Page 208; Charter of SouthFork Homeowners Association of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee and Easement for the flow of Cumberland River, as much as thereon may flow, from time to

time.

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 4508 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), 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 5th day of January, 2018.

Cheryl Ann Bristol
Cheryl Ann Bristol

State of Missouri
County of Morgan

Personally appeared before me Cheryl Ann Bristol, 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 5th day of January, 2018.

Emma Edwards
Notary Public
My Commission Expires: 3-19-2021

EMMA EDWARDS
Notary Public - Notary Seal
State of Missouri
Commissioned for Morgan County
My Commission Expires: March 19, 2021
Commission Number: 13457132

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