WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Catherine L. Edwards	New Owner	064-16-OD-072.00
(NAME)	(NAME)	
1861 Brookmeadow Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 49216 **DEEDWARR**
01/19/2018 10:55:15 AM 2 pgs
Fees: $13.00 Taxes: $836.38

20180119-0005781

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, **Shelby Bluthardt, an unmarried woman and Douglas Bluthardt and wife, Catherine J. Bluthardt**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Catherine L. Edwards and Nathaniel Edwards, wife and husband**, hereinafter called the GRANTEE(S), their 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 Lot No. 191 on the plan of Section Two, Truxton Park, R10 Cluster Lot Subdivision, as shown on plat of record in Plat Instrument No. 200105150049898, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shelby Bluthardt, an unmarried woman and Douglas Bluthardt, a married man by Warranty Deed from Jason L. Pike and Alia B. Pike, husband and wife, dated 02/29/2016, of record in Instrument No. 20160303-0020718, in the Register's Office for Davidson County, Tennessee. Catherine J. Bluthardt, wife of Douglas Bluthardt, joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 200105150049898; Covenants, conditions, easements and restrictions of record in Instrument No. 20001030-0107559, First Supplementary Declaration to Amended and Restated Declaration of record in Instrument No. 20010522-0052910, Bylaws of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108604; Easement of record in Book 4910, Page 838; Easement contained in Warranty Deed of record in Book 5699, Page 535; Easement Agreement of record in Book 7877, Page 328; Stormwater Detention Agreement of record in Instrument No. 200008240083612; Charter of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108603; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001208-0121300; Quitclaim Deed of record in Instrument No. 20050311-0027267, 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 ☐

This is improved ☑ property, known as 1861 Brookmeadow Lane, 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), their 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), their 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 16th day of January, 2018.

Douglas Bluthardt by Shelby Bluthardt, Attorney at fact

Shelby Bluthardt

Douglas Bluthardt by Shelby Bluthardt,
Attorney in Fact

Catherine J Bluthardt by Attorney at fact

Catherine J. Bluthardt by Shelby Bluthardt,
Attorney in Fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelby Bluthardt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of January, 2018.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 16th day of January, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Shelby Bluthardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Douglas Bluthardt and Catherine J. Bluthardt and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument Number 20180119-0005780, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 16th day of January, 2018.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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