WARRANTY DEED

Bill Garrett Davidson County
Batch# 51927 DEEDWARR
01/26/2018 12:49:23 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20180126-0008476

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-27-18

(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
Phillip Andrew Taylor	Wilson Bank Trust	064-16-0D-005.00CO
(NAME)	(NAME)	
2017 Remington Park Road	1436 W. Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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, **Lindsey M. Vallett, an unmarried individual**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Phillip Andrew Taylor, unmarried and Katlyn N. Arnold, unmarried, joint tenants with right of survivorship**, 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 181, on the Plan of Section One, Truxton Park, R10 Cluster Lot Subdivision, of record in Plat Instrument No. 200010260106272, 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 Lindsey M. Vallett, an unmarried individual by Warranty Deed from Kelly N. Logsdon, unmarried, dated 03/14/2014, recorded 03/18/2014, of record in Instrument No. 20140318-0022191, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 200010260106272, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20001030-0107559, Bylaws of record in Instrument No. 20001101-0108604, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 200008240083612, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20050311-0027266, in the Register's Office for Davidson County, Tennessee. Charter of Truxton Park Homeowners Association Inc., of record in Instrument No. 20001101-0108603, 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.: 01288-41771
SMG TN Warranty Deed

This is improved ☑ property, known as 2017 Remington Park 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 my hand this 23rd day of January, 2018.

Lindsey M. Vallett

Lindsey M. Vallett

State of Tennessee
County of Wilson

Personally appeared before me Lindsey M. Vallett, 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 23rd day of January, 2018.

Tracey Trumphour

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