WARRANTY DEED

LISSA GROOM
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 $253,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 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
Bobbi J. Orel	Bobbi J. Orel	064-11-0A-009.00
(NAME)	(NAME)	
202 Cameron Court	202 Cameron Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 67732 **DEEDWARR**
03/12/2018 10:30:06 AM 2 pgs
Fees: $13.00 Taxes: $936.47

20180312-0023030

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, **Russell Scott Lynn and Weatherly R. Lynn, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bobbi J. Orel, an unmarried woman**, 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 Lot 9 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Page 821 and 822, 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 Russell Scott Lynn by Warranty Deed from Virginia J. Sexton, unmarried, dated September 15, 2014 and recorded September 17, 2014 of record in Instrument Number. 20140917-0085421, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 821, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded, as Book 6777, Page 453 and Corrected Declaration recorded as Book 6783, Page 805, Amended and Restated recorded as Book 7189, Page 553 and Amended Instrument No. 20100603-0043191, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement recorded as May 03, 1985 in Book 6548, Page 557, in the Register's Office for Davidson County, Tennessee. Charter of Caleb Chase Homeowner's Association, Inc., recorded as Book 6927, Page 370, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to Caleb Chase Homeowner's Association, Inc., recorded as Book 7242, Page 554, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Caleb Chase Homeowners Association, Inc., recorded as Book 8109, Page 791, 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 ☐

This is improved ☑ property, known as 202 Cameron Court, 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 9th day of March, 2018.

Russell Scott Lynn

Russell Scott Lynn

Weatherly R. Lynn

Weatherly R. Lynn

State of Tennessee
County of Wilson

Personally appeared before me Russell Scott Lynn and Weatherly R. Lynn, 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 9th day of March, 2018.

Tracey Trumphour

Notary Public

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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