WARRANTY DEED

Bill Garrett Davidson County
Batch# 69355 **DEEDWARR**
03/15/2018 10:24:11 AM 2 pgs
Fees: $13.00 Taxes: $613.83

20180315-0024388

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,900.00

Michael L. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(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
Linda Paschall	F & M Bank	
(NAME)	(NAME)	
1527 Sprucedale Drive	50 Franklin St.	175-02-0B-028.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37040	
(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, **Christina M. Lenning, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Linda Paschall, a married 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 the first Civil District of Davidson County, Tennessee, being all of Unit No. 4604, as shown on the Amendment to the Restated Declaration of Covenants, Conditions, and Restrictions and Master Deed for Old Hickory Commons, Exhibit "1", Amended Exhibit D, Section Two and Three, a Planned Unit Development, filed for record as Instrument Number 20080317-0026338 and amended in Instrument Number 20130322-0028759, Supplemental Declaration of record in Instrument No. 20081117-0113467, Amendment to Restated Declaration of record in Instrument No. 20101222-0101832 and Instrument No. 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Christina M. Lenning, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated 06/29/2016 recorded 07/13/2016, of record in Instrument No. 20160713-0071708, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20070920-0112646, Amendment to Declaration of record in Instrument No. 20071213-0143334, Instrument No. 20080710-0071087, Amended and Restated Declaration of record in Instrument No. 20080317-0026338, Supplemental Declaration of record in Instrument No. 20081117-0113467, Amendment to Restated Declaration of record in Instrument No. 20101222-0101832, Instrument No. 20130322-0028759 and Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 2344, Page 432, Book 4425, Page 535, Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee. Right of Way Easement of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20080402-0032833, in the Register's Office for Davidson County, Tennessee. Corporate Conveyance of Easement of record in Instrument No. 20080709-0070604, Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee.

Restrictions contained in Plat of record in Instrument No. 20081016-0104151, in the Register's Office for Davidson County, Tennessee. Master Plat of record in Instrument No. 20081016-0104157, in the Register's Office for Davidson County, Tennessee. Easement contained in General Warranty Deed of record in Instrument No. 20100303-0016291, 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 1527 Sprucedale Drive, Antioch, TN 37013
(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 9th day of March, 2018.

Christina M. Lenning
Christina M. Lenning

State of Tennessee
County of Wilson

Personally appeared before me Christina M. Lenning, 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 9th day of March, 2018.

Notary Public
My Commission Expires: 3/19/19

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