LL# W27-65D

WARRANTY DEED

Bill Garrett Davidson County
Batch# 77099 DEEDWARR
04/06/2018 04:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20180406-0032864

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 2.2.2021

(AFFIX SEAL)

TERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON 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
Sharon D. Midgett	Sharon D. Midgett	
(NAME)	(NAME)	
1223 Chickadee Circle	1223 Chickadee Circle	098060B06300
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Lisa J. Hostettler, a ummarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sharon D. Midgett**, 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 Davidson County, Tennessee: Being Unit B of Lot 65D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as established by Master Declaration of record in Instrument No. 200510240128043 and shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, amendments of record in Instrument No. 200610040122802, and as shown on the plat of record in Instrument 20051104-0133897, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa J. Hostettler, married by Quitclaim Deed from Lisa J. Hostettler f/k/a Lisa J. Hess, married, dated 09/11/2010, recorded 09/23/2010, of record in Instrument No. 20100923-0075713, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Being the same property conveyed to Lisa J. Hess, unmarried by Warranty Deed from Frank Batson Homes, Inc., dated 05/31/2006, recorded 06/01/2006, of record in Instrument No. 20060601-0064427, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20051104-0133897, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20051024-0128043, Supplemental Declaration of record in Instrument No. 20051122-0141076, First Amendment to Supplemental Declaration of record in Instrument No. 20061004-0122802, Declaration of Easement of record in Instrument No. 20160212-0013733, 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. 20060120-0008000 and Instrument No. 20030827-0124253, in the Register's Office for Davidson County, Tennessee. Easement contained in Stormwater Detention Agreement of record in Instrument No. 20050222-0019150, in the Register's Office for Davidson County, Tennessee. Declaration of Taking contained in Warranty Deed of record in Book 1291, Page 99, in the Register's Office for Davidson County, Tennessee. Final Decree of record in Book 1318, Page 28, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20091110-0103837, Instrument No. 20160203-0010469, Instrument No. 20160212-0013727, Scrivener's Affidavit of record in Instrument No. 20091117-0105711, in the Register's Office for Davidson County, Tennessee. Charter of Bridgewater Master Association of record in Instrument No. 20060223-0021110, in the Register's Office for Davidson County, Tennessee. Charter of Bridgewater Villas Townhouse Corporation of record in Instrument No. 20060223-0021111, 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 1223 Chickadee Circle, 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 6th day of April, 2018.

Lisa J. Hostettler

State of Tennessee
County of Wilson

Personally appeared before me Lisa J. Hostettler, 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 6th day of April, 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

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 1-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY