WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(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
Lois Kay Squires	Same	162-01-OC-089.00
(NAME)	(NAME)	
499 Hickory Glade Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **John Raleigh Blanks and wife, Jessica Lynn Blanks**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lois Kay Squires, 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 all of Unit No. 89 on the Plan of Revision of Units 89 through 99, Phase 2, Hickory Glade, of record in Plat Book 6900, Page 803, (erroneously referenced as Phase 1 Plat Book 6250, Page 889 in Quitclaim Deed of record in Instrument No. 20161012-0107868 and in prior deeds) 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 John Raleigh Blanks and wife, Jessica Lynn Blanks by Quitclaim Deed from Stephen T. Blanks and wife, Linda T. Blanks, dated 11/19/2015, recorded 10/12/2016 of record in Instrument No. 20161012-0107868, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6900, Page 803; Covenants, conditions, easements and restrictions of record in Book 6824, Page 929 and re-recorded in Book 6898, Page 896, Amendment to Declaration of record in Book 6824, Page 952 and re-recorded in Book 6898, Page 919, Amendment to Declaration of record in Book 6898, Page 920, Book 6957, Page 473 and Instrument No. 20031223-0182416, By-Laws of record in Book 6878, Page 390 Amendment to By-Laws of record in Book 10697, Page 182, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7384, Page 941; Boundary Plat of record in Book 6250, Page 888; Quitclaim Deed of record in Book 7260, Page 72; Appointment of Successor Trustee of record in Book 11443, Page 625 and Instrument No. 20110511-0036274; Charter of Hickory Glade Home Owners Association, Inc., of record in Book 6845, Page 780, in the Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 80232 DEEDWARR
04/12/2018 12:34:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
201804120034512

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 499 Hickory Glade 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 our hands this 10th day of April, 2018.

John Raleigh Blanks

Jessica Lynn Blanks

State of Tennessee
County of Wilson

Personally appeared before me John Raleigh Blanks and Jessica Lynn Blanks, 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 10th day of April, 2018.

Notary Public ~~Tracey Trumphour~~ - MJ
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

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Deliana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

File No.: 01288-42719
SMG TN Warranty Deed