Bill Garrett Davidson County
Batch# 90083 DEEDWARR
05/08/2018 11:14:34 AM 2 pgs
Fees: $13.00 Taxes: $725.20
20180508-0043971

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $196,000.00

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 7th day of May 2018.

Notary Public
My commission expires: 3/10/19

Address of New Owner:	Send Tax Bills to:	Tax Information
James C. Blazer	FirstBank	151-10-0A-305.00-CO
7089 S. Hampton Blvd.	318 Seaboard Ln # 205	
Antioch, TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Hewitt and wife, Jillian A. Hewitt,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James C. Blazer,** unmarried man hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 230, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record as Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
A Scriveners Affidavit was recorded in Instrument Number 20180502-0041596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Hewitt and wife, Jillian A. Hewitt, by Warranty Deed from Tonya Quarles and husband, Derek Quarles, dated August 22, 2008 of record as Instrument No. 20080827-0087835, Register's Deed for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **7089 S. Hampton Blvd., Antioch, TN 37013.**

This conveyance is subject to the following; (1) All matters appearing on the Plan of record in Instrument No. 20030707-0093205; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Villages of Long Hunter of record in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) By-Laws of Villages of Long Hunter Homeowner's Association, Inc. of record in Instrument No. 20041022-0127537; (4) Subject to easements of record in Book 8197, Page 288; Book 9661, Page 919; Book 2338, Page 244; Instrument No. 20000906-0088272, Instrument No. 20000906-0088271, Instrument No. 20001030-0107415, Instrument No. 20020912-011084, and Instrument No. 20021009-0123120; (5) Subject to all matters of record in Book 4446, Page 423, Book 4535, Pag e351, Instrument No. 20010531-0056383, Instrument No. 20010531-0056381, and Instrument No. 20020718-0086411; All of record in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and 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 the 7th day of May, 2018.

Michael D. Hewitt

Jillian A. Hewitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael D. Hewitt and Jillian A. Hewitt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of May, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2018045798

