Bill Garrett Davidson County
Batch# 94305 DEEDWARR
05/18/2018 10:50:13 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180518-0047736

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0771

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2018

Notary Public
Commission Expires: 1-24-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael D. Hewitt 3120 Thistle Down Lane Antioch, TN 37013	← Same	173-10-0A-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David L. Card, Christopher M. Yount, Jefferson M. Yount and Michael E. Williamson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael D. Hewitt and Jillian A. Hewitt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 7 on the Plan of Phase One, Barnes Bend Estates, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050802-0090369, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David L. Card, Christopher M. Yount, Jefferson M. Yount and Michael E. Williamson by Warranty deed from George Cabanas, Jr. and wife, Amanda Jo Cabanas of record in Instrument No. 20070829-0103671 Register's Office for Davidson County, Tennessee, dated August 27, 2007 and recorded on August 29, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3120 Thistle Down Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of May, 2018.

David L Card by Christopher M Yount attorney in fact
David L Card by Christopher M. Yount, as Attorney in Fact

Christopher M Yount
Christopher M. Yount

Jefferson M Yount by Christopher M Yount attorney in fact
Jefferson M. Yount by Christopher M. Yount, as Attorney in Fact

Michael E Williams by Christopher M Yount attorney in fact
Michael E. Williamson by Christopher M. Yount, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Christopher M. Yount

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

K Williams
Notary Public

My Commission Expires: 5-6-19

(Notary Seal)

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 7th day of May, 2018, before me personally appeared Christopher M. Yount to me known to be the person who executed the foregoing instrument on behalf of David L. Card, Jefferson M. Yount and Michael E. Williamson, as Attorney in Fact, and who acknowledged that they executed the same as their free act and deed of said David L. Card, Jefferson M. Yount and Michael E. Williamson

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

K Williams
Notary Public

Commission Expires: 5-6-19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.