Bill Garrett Davidson County
Batch# 100588 DEEDWARR
06/05/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180605-0053618

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-3764

WARRANTY DEED

JESSICA ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Megan M. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021

(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
Paul B. Berry	New owner	087-02-0-003.00
(NAME)	(NAME)	
4208 New Hope Meadow Road		
(ADDRESS)	(ADDRESS)	
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, **Julie Isbell and husband, Terry Isbell,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Paul B. Berry, an unmarried man,** 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 Lot No. 9, on the plan of New Hope Meadows - Phase 1, First Revision, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julie Isbell and husband, Terry Isbell by Warranty Deed dated 05/17/2004 from Maurice Buchanan and wife, Loretta Buchanan of record in Instrument 20040519-0058956, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377, as amended of record in Book 7567, Page 103, Book 7934, Page 796 and Instrument 20030106-0001976, said Register's Office. By-Laws of record in Book 7557, Page 356, said Register's Office. Said By-Laws were amended of record in Book 7567, Page 106 and Instrument 20030106-0001977, said Register's Office. Charter of the Homeowners Association of record in Book 7525, Page 935, 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 4208 New Hope Meadow Road, 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 our hands this 30th day of May, 2018.

Julie Isbell

Terry Isbell

State of Tennessee
County of Wilson

Personally appeared before me Julie Isbell and Terry Isbell, 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 29th day of May, 2018.

Notary Public
My Commission Expires: 3.17.21

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

True Copy Certification

I, Megan M. Trussell, 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.

Megan M. Trussell

State of Tennessee
County of Rutherford

Personally appeared before me, Jessica Allen, a notary public for this county and state, Megan M. Trussell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen

My Commission Expires: 04/18/2021