WARRANTY DEED

Bill Garrett Davidson County
Batch# 107755 DEEDWARR
06/25/2018 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180625-0060828

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

LISSA GROOM
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
Patti Griggs Ingram	Patti Griggs Ingram	
(NAME)	(NAME)	
804 Walden Way	804 Walden Way	075-16-0A-038.00
(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, **Brian C. Murray and Wife, Sherry O. Murray**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Patti Griggs Ingram, 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 Lot No. 17, on the Plan of Phase 2B, Walden Woods, of record in Plat Instrument No. 20010226-0017620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian C. Murray and wife, Sherry O. Murray by Warranty Deed from Frank Batson Homes, Inc., dated 11/20/2001, recorded 11/26/2001, of record in Instrument No. 20011126-0128459, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20010226-0017620, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 11244, Page 105 and First Amendment to the By-Laws of record in Instrument No. 20060321-0032040, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 1086, Page 379, in the Register's Office for Davidson County, Tennessee. Easement contained Stormwater Detention Agreement of record in Book 11258, Page 790, in the Register's Office for Davidson County, Tennessee. Charter of Walden Woods Homeowner's Association of record in Instrument No. 20030318-0035838, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of record in Instrument No. 20030428-0056611, in the Register's Office for Davidson County, Tennessee. Boundary Map of record in Book 8250, Page 972, 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 804 Walden Way, 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 18th day of June, 2018.

Brian C. Murray

Sherry O. Murray

State of Tennessee
County of Wilson

Personally appeared before me Brian C. Murray and Sherry O. Murray, 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 18th day of June 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Summer County