WARRANTY DEED

Bill Garrett Davidson County
Batch# 114267 **DEEDWARR**
07/10/2018 10:19:48 AM 2 pgs
Fees: $13.00 Taxes: $451.40

20180710-0066400

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-29-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE 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
Ashlee M. Fistler	The Mortgage Firm	033-04-0A-011.00
(NAME)	(NAME)	
11 Rolling Meadows Dr.	921 Douglas Ave #200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Altamonte Springs FL 32714	
(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, **Kristen Dee Hays (formerly known as Kristen Dee Filson) and Jamie Hays, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashlee M. Fistler and Joseph E. Fistler, wife and husband**, 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 Unit No. 11 as shown on Plat of Rolling Meadows, Phase 1, Section 1, a resubdivision of Lot 7, Section One, of Solitude acres of record in Book 6250, Page 504, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, Incremental Development First Annexation Amendment of record in Book 6726, Page 18, Incremental Development Second Annexation Amendment of record in Book 6926, Page 472, Incremental Development Third Annexation Amendment of record in Book 6966, Page 497, Incremental Development Fourth Annexation Amendment of record in Book 6980, Page 188, Incremental Development Fifth Annexation Amendment of record in Book 7138, Page 352, Incremental Development Eighth Annexation Amendment of record in Book 9319, Page 100, Incremental Development Ninth Annexation Amendment of record in Book 9557, Page 25 and re-recorded in Book 9566, Page 369, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristen Dee Filson, an unmarried woman by Warranty Deed from Norman McLean, dated 04/22/2004, recorded 04/28/2004 of record in Instrument No. 20040428-0047887, in the Register's Office for Davidson County, Tennessee.

Kristen Dee Filson and Kristen Dee Hayes is one and the same person. Jamie Hayes joins in to convey any marital rights to said property.

Subject to all matters shown on the plat of record in Book 6250, Page 504; Covenants, conditions, easements and restrictions of record in Book 6593, Page 194, Incremental Development First Annexation Amendment of record in Book 6726, Page 18, Incremental Development Second Annexation Amendment of record in Book 6926, Page 472, Incremental Development Third Annexation Amendment of record in Book 6966, Page 497,

Incremental Development Fourth Annexation Amendment of record in Book 6980, Page 188, Incremental Development Fifth Annexation Amendment of record in Book 7138, Page 352, Incremental Development Eighth Annexation Amendment of record in Book 9319, Page 100, Incremental Development Ninth Annexation Amendment of record in Book 9557, Page 25 and re-recorded in Book 9566, Page 369; 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; Grant of Transmission Line Easement of record in Book 3248, Page 58; Easement contained in Warranty Deed of record in Book 6338, Page 431; Agreement for Dedication of Easement for Public Utility and Drainage Easement of record in Instrument No. 20021025-0130769; Quitclaim Deed - Common Area of record in Book 6603, Page 488; Charter contained in Articles of Incorporation of Rolling Meadows Townhomes Association of record in Book 6595, Page 734; and Charter of Rolling Meadows Townhomes of record in Book 8052, Page 513, all in the Register's Office for Davidson County, Tennessee.

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 11 Rolling Meadows Dr., Goodlettsville, TN 37072
(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 6th day of July, 2018.

Kristen Dee Hays

Jamie Hays

State of Tennessee
County of Wilson

Personally appeared before me Kristen Dee Hays and Jamie Hays, 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 6th day of July, 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