WARRANTY DEED

Bill Garrett
Batch# 118601
07/19/2018 02:52:33 PM
Fees: $13.00 Taxes: $943.13

Davidson County
DEEDWARR
2 pgs

20180719-0070556

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2021~~ 07/06/20

(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
Jerry Bedwell	new owners	064160D16200CO
(NAME)	(NAME)	
2433 Pleasant Springs Lane		
(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, **Douglas Waller and Shearin Waller, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jerry Bedwell and Robin Bedwell, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 310 on the Plan of Section Three, Truxton Park, R10 Cluster Lot Subdivision, of record in Plat Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas Waller and Shearin Waller, husband and wife by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, dated 08/27/2002, recorded 08/30/2002, of record in Instrument No. 20020830-0105222, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Instrument No. 20011024-0116272; Covenants, conditions, easements and restrictions of record in Instrument No. 20001030-0107559, Second Supplementary Declaration of record in Instrument No. 20020123-0009419, By-Laws of record in Instrument No. 20001101-0108604; Easement of record in Book 4910, Page 838; Easement contained in Warranty Deed of record in Book 5699, Page 535; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300; Stormwater Detention Agreement of record in Instrument No. 20020528-0064319; Quitclaim Deed of record in Instrument No. 20050311-0027266; Charter of Truxton Park Homeowners Association Inc., of record in Instrument No. 20001101-0108603, 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 ☐

File No.: 01288-44689
SMG TN Warranty Deed

This is improved ☑ property, known as 2433 Pleasant Springs Lane, 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), their heirs and/or 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), their heirs and/or 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 17th day of July, 2018.

Douglas Waller

Shearin Waller

State of Tennessee
County of Wilson

Personally appeared before me Douglas Waller and Shearin Waller, 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 17th day of July, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13028 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KW18-2433