WARRANTY DEED

Bill Garrett Davidson County
Batch# 119154 **DEEDWARR**
07/23/2018 10:19:40 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20180723-0071365

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 12/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher M. Schweitzer	New Owner	064-04-0-020.00
(NAME) 4540 Woodside Circle	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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 Kimberly A. Colombero , a married woman and Husband, Craig Columbero, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Christopher M. Schweitzer and Tammy Schweitzer , husband and wife as joint tenants with rights of survivorship, hereinafter called the GRANTEE(S), their 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 32 on the Plan of Section 1, Woodside Subdivision, of record in Plat Book 5050, Page 75, 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 Kimberly A. Colombero by Warranty Deed from Ian A. Hart, dated 8/17/2017, recorded 8/21/2017 of record in Instrument No. 20170821-0085460, in the Register's Office for Davidson County, Tennessee.

The said Craig Colombero joins in this conveyance to waive any and all rights he has in said property.

All matters shown on the plat of record in Plat Book 5050, Page 75, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, of record in Book 5165, Page 321, Petition of record in Instrument No. 20171016-0105869 and re-recorded in Instrument No. 20171103-0113005, Authentication of Signatures Previously Provided of record in Instrument No. 20171103-0113006, 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 ☒ 4540 Woodside Circle, Old Hickory, TN 37138
(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), his/her/their 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), his/her/their 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 15 day of July, 2018.

Craig Colombero

Kimberly A. Colombero

State of TENNESSEE

County of WILSON

On this 15 day of July, 2018, before me personally appeared Craig Colombero, known to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that they executed the same to be their free act and deed. Witness my hand and official seal this 15 day of July, 2018.

Patty Daugherty

Notary Public

My Commission Expires: 8/20/19

PATTY DAUGHERTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

State of Tennessee, County of Wilson
On this 16th day of July, 2018, before me personally appeared Kimberly A. Colombero, known to me to be the person(s) or proved to me on the basis of satasfactory evidence) described in and who executed the foregoing instrument and who acknowledged that she executed the same to be her free act and deed. Witness my hand and official seal this 16th day of July, 2018.

Subscribed and sworn to before me this 15 day of July 2018
Patty Daugherty
PATTY DAUGHERTY, Notary Public
My Comm. Expires August 20, 2019

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.: 237307
Warranty Deed TN