WARRANTY DEED

Bill Garrett Davidson County
Batch# 126818 DEEDWARR
08/09/2018 10:27:36 AM 2 pgs
Fees: $13.00 Taxes: $762.20

20180809-0078471

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Tammy Lindley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tara L. Sitman	BANK OF TENNESSEE	53-6A-6
(NAME)	(NAME)	
2341 Gideon Road	310 E. Center Street	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182182

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Michael Thomas and wife, Rachel Thomas , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Tara L. Sitman, married woman hereinafter called the GRANTEES, their heirs and 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. 6, on the plan of Waterford, Phase 3, of record in Plat Book 6900, Page 540, revised in Plat Book 7900, page 707, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Thomas and wife, Rachel Thomas by Warranty Deed from Steven C. Williams and wife, Jennifer R. Williams, dated August 14, 2002 and filed of record in Instrument No. 20020819-0100002, Register's Office for Davidson County, Tennessee.

Michael A. Thomas and Michael Thomas are one and the same person.
Rachel J. Thomas and Rachel Thomas are one and the same person.

RESTRICTIONS:
This conveyance is made subject to Restrictions appearing of record in Book 7463, page 294, as amended in Book 8694, page 216, Book 8699, page 462 and Book 9309, page 847, and the By-Laws appended thereto, of record in Book 8715, page 583, as amended in Instrument No. 20090309-0020515, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1905 Waterford Drive, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of August, 2018

Michael Thomas

Rachel Thomas

STATE OF Tennessee)
County OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Thomas and wife, Rachel Thomas, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of August, 2018.

Notary Public
My Commission Expires: My Comm. Expires 01-29-2020

