WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155728 **DEEDWARR**
11/01/2018 11:04:43 AM 2 pgs
Fees: $13.00 Taxes: $591.63

20181101-0108218

ACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: May 17, 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
Adam Cornett	Gardner Financial Services LTD, dba Legacy Mutual Mortgage	075120A07400CO
(NAME)	(NAME)	
5028 Greer Station Drive	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78231	
(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 I, **Vickie Rae Smith. as Trustee of the Vickie R. Smith Trust under Trust Instrument dated February 12, 2008**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Adam Cornett,** unmarried man hereinafter called the GRANTEE(S), his 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. 151 on the Plan of Revised Section One, Greer Meadows at Cedar Creek, R-10 Residential P.U.D., of record in Plat Book 7900, Page 115, 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 Vickie Rae Smith, as Trustee of the Vickie R. Smith Trust under Trust Instrument dated February 12, 2008 by Warranty Deed from George Brandt and Eric Sox dated 11/03/2014 recorded 11/07/2014, of record in Instrument No. 20141107-0103213, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 7900, Page 115; Covenants, conditions, easements and restrictions of record in Book 8060, Page 692, First Amendment to the Declaration of record in Book 8239, Page 649; Easement of record in Book 5609, Page 636; Easement for Retention Basin of record in Book 6513, Page 857; Grant of Easement of record in Book 7037, Page 853; Temporary Easement of record in Book 7760, Page 778; Consent to Sewer Easement of record in Book 7760, Page 784; Storm Water Detention Agreement of record in Book 6634, Page 229; By-Laws of Section I, Greer Meadows at Cedar Creek Homeowners Association, Inc., of record in Book 8060, Page 685; HOA Quit Claim Deed of record in Book 8060, Page 714; Boundary Plat of record in Book 6250, Page 770; Declaration of Restrictive Covenants of record in Book 10802, Page 402; Charter of Section I, Greer Meadows at Cedar Creek Homeowners Association, Inc., of record in Book 8060, Page 680, 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 ☒ 5028 Greer Station Drive, 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), his 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 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 my/our hands this 31st day of October, 2018.

Vickie R. Smith Trust under Trust Instrument dated February 12, 2008

By: Vickie Rae Smith Date: 10/31/18
Vickie Rae Smith, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vickie R. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of Vickie R. Smith Trust under Trust Instrument dated February 12, 2008, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of October, 2018.

Notary Public:
My Commission Expires: 5-17-21

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

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON