WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

* _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2018.

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 160397 DEEDWARR
11/15/2018 11:40:57 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20181115-0112581

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchell Wensman	Locndepot.com	175-06-0A-084.00
(NAME)	(NAME)	
804 Birchmill Point North	4800 N. Scottsdale Rd, #3800	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Scottsdale, AZ 85010	
(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/we Carel L. Dewese and Larry Dewese, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Mitchell Wensman* hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* UNMARRIED

Land in Davidson County, Tennessee, being all of Lot No. 138 on the Plan of Final Plat, Section one, The Preserve at Old Hickory, "Cluster Lot Subdivision" of record in Instrument Number 20060824-0104545 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 James A. Hamlett and Julia Hamlett, a married couple by Warranty Deed from OLE South Properties, Inc., a Tennessee Corporation dated April 30, 2009 and recorded May 6, 2009 of record in Instrument No. 200905060041796, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Hamlett by Quitclaim Deed from James A. Hamlett and Julia Hamlett, a married couple dated April 30, 2009 and recorded May 6, 2009 of record in Instrument No. 200905060041798, Register's Office for Davidson County, Tennessee.

The said James A. Hamlett having since died on the 03/30/2018, leaving his wife, Julia Hamlett and his 3 children as his sole heirs as defined in an Affidavit of Heirship dated the 05/30/2018 and filed for record as Instrument No. 201806110055871, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carel L. Dewese, a married woman by Quitclaim Deed from Thomas A. Hamlett, and Donna J. Waycaster, and Julia Hamlett dated June 5, 2018 and recorded June 11, 2018 of record in Instrument No. 201806110055872, 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 ☒ 804 Birchmill Point North, Antioch, TN 37013

(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.

Effective the 13th day of November, 2018.

Carel L. Dewese

Larry Dewese

State of Florida
County of Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carel L. Dewese and Larry Dewese, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of November, 2018.

Notary Public:
My Commission Expires: 12/28/2018

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

VICTORIA M. DWYER
Notary Public - State of Florida
Commission # FF 185598
My Comm. Expires Dec 28, 2018
Bonded through National Notary Assn.