WARRANTY DEED

TRACEY 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 $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(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
Gary Luke Smith	Gary Luke Smith	098 13 0A 088.00
(NAME)	(NAME)	
125 Breakwater Bay	125 Breakwater Bay	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **I Shanon R. Pennington, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gary Luke Smith, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, Page 859, Register's Office for said County, To which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Shanon R. Pennington, an unmarried woman by Warranty Deed from Les Williams III and wife, Traci P. Williams, dated 02/25/2013, of record in Instrument 201302260018874, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 275, Plat Book 9700, Page 859 and Instrument No. 200105310056257 in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10290, Page 1,Book 11394, Page 73, and Book 10330, Page 782 and Instrument No. 200006280064249, in the Register's Office for Davidson County, Tennessee. Re-Recorded Restrictions recorded in Instrument 200006280064247,in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 11030, Page 845 in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 11387, Page 925 in the Register's Office for Davidson County, Tennessee. Charter recorded 06/07/2000 of record in Instrument 200006070056879 in the Register's Office for Davidson County, Tennessee. Quit Claim Deed to Homeowner's Association of record in Instrument 200006070056880 in the Register's Office for Davidson County, Tennessee. BY Laws of record in Instrument 200806230064598 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.

Karen Johnson Davidson County
Batch# 400327 DEEDWARR
05/14/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20200514-0050305
20200514005030S

unimproved ☐

This is improved ☒ 125 Breakwater Bay, 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/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 8th day of May, 2020.

Shanon R. Pennington

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shanon R. Pennington, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of May, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

