WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110058021 DEEDWARR
Recvd: 09/19/11 12:29 2 pgs
Fees:13.00 Taxes:754.80
20110919-0072428

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~October 23, 2012~~ 9-2-13

(AFFIX SEAL)

MORGAN SULCER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerod L. Motz	Coldwell Banker Mortgage	098-13A-23
(NAME)	(NAME)	
4817 Cape Hope Pass	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Keith Centner and Carrie Centner, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerod L. Motz, an unmarried man**, 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:

BEING Lot No. 23, on the Plan of New Hope Point, Section 3, Phase 1, of record in Plat Book 9700, page 480, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Keith Centner and Carrie Centrer, husband and wife, by Deed from Lonnie Russell Rowland and Sally Ruth Rowland, husband and wife, dated June 13, 2007, of record in Instrument No 200706250075401, Register's office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 9700, page 480; Quitclaim Deed to Homeowners Association of record in Instrument No. 200006070056880; Charter of Homeowner's Association, Inc. of record in Instrument No. 200006070056879; By-Laws of record in Instrument No. 200806230064598; Easement for ingress/egress of record in Book 3911, page 875; Restrictions of record in Book 10290, page 1, as re-recorded in Instrument No. 200006280064247 as supplemented in Book 10659, page 528 and re-recorded in Instrument No, 2000280064248; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4817 Cape Hope Pass, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 16th day of September, 2011.

Keith Centner

Carrie Centner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Keith Centner and Carrie Centner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 16th day of September, 2011.

Notary Public

My Commission Expires: 10/22/12

