WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054443 DEEDWARR
Recvd: 06/27/13 09:33 2 pgs
Fees:13.00 Taxes:647.13

20130627-0065999

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Maher	NEW OWNER	622B249CO
(NAME)	(NAME)	
4632 Cather Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1196		
(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, we, **William D. Latta, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John M. Maher and Jessica Claire Maher, husband and wife**, hereinafter called the GRANTEE (S), their heirs and/or 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. 172 on the Final Plat, Cluster Lot Development, Abbington Park, Phase One - Section Five, of record in Instrument No. 2006113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William D. Latta, unmarried by Deed from Jeff Kujawa and wife, Brooke Kujawa formerly known as Brooke Sommer, dated 04/01/2011 and filed for record on 04/06/2011 in Instrument 201104060026595, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per plat of record in Instrument 200601130005368, said Register's Office.
Declaration of Restrictive Covenants of record in Instrument 200302130020075, as supplemented in Instrument 200404010036605; Instrument 200404010036606; Instrument 200405180058461; Instrument 200412020143844; Instrument 200412020143845; Instrument 200412020143846; Instrument 200412020143847; Instrument 200412020143848; Instrument 200412020143849; Instrument 200412020143850; Instrument 200412170149936; Instrument 200412170149937; Instrument 200412170149938; Instrument 200412170149939; Instrument 200412170149940; Instrument 200412170149941; Instrument 200412170149942; Instrument 200412170149943; and Instrument 200602020012846, said Register's Office.
By-Laws of record in Instrument 200303030027406, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200301090004246, said Register's Office.
Agreement for Dedication of Easement for Public Sanitary Sewer Easement of record in Instrument

200608110098951, said Register's Office.
Charter of Abbington Park Homeowners Association, Inc., of record in Instrument 200303030027405, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200404070039568, Instrument 200404150042646, and Instrument 200602020012845, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 ☑ property, known as 4632 Cather Court, Nashville, TN 37214-1196
(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), their heirs and/or 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), their heirs and/or 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 hand this 21st day of June, 2013.

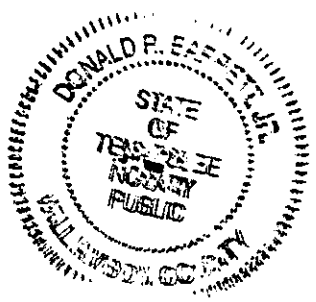
William D. Latta

State of Tennessee
County of Williamson

Personally appeared before me William D. Latta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2013.

Notary Public
My Commission Expires: 9/23/13



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027