THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13070166** BILL GARRETT, Davidson County Trans:T20130096073 DEEDWARR Recvd: 11/12/13 09:48 2 pgs Fees:13.00 Taxes:621.60 20131112-0116554	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $168,000.00 Affiant Subscribed and sworn to before me, this 8th day of November, 2013. Notary Public My Commission Expires: 4-25-2016 ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

WARRANTY DEED

Address New Owner: John Stern 1437 Winding Creek Drive Nolensville TN 37135	Send Tax Bills To: New Owner 1437 Winding Creek Dr Nolensville, TN 37135	Tax Information: Tax Parcel ID No. 188-10-0A-100.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Hawkins n/k/a Sarah Hawkins Barrett, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Stern, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123 of record in Plat at Instrument No. 20070807-0093935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Hawkins, unmarried by Warranty Deed from Westview Homes, LLC of record at Instrument No. 20100511-0035962, dated April 29, 2010 and recorded on May 11, 2010, in the Register's Office for Davidson County, Tennessee.

Brent Michael Barrett joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Sarah Hawkins n/k/a Sarah Hawkins Barrett.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee.
Charter of Carothers Crossing Neighborhood Association, Inc. of record at Instrument Number 20070307-0027908.

Easement for pipeline to Colonial Pipeline Company of record in Book 4588, page 484.

Stormwater Detention Agreements to Metro Government of record at Instrument No. 20070702-0078659; Instrument No. 20060407-0040185 and Instrument No. 20060526-0062228.

Easement and Memorandum of Agreement of record at Instrument No. 20070123-0009057.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances to Metropolitan Government of Nashville and Davidson County as set forth by instrument recorded at Instrument Number 20070703-0079178.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record at Instrument No. 20070711-0082648, to Metropolitan Government.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, as supplemented by Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and as amended by Instrument No. 20080515-0049892 and Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Master Deed Restrictions for Carothers Crossing of record in Instrument Number 20070627-0076581, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1437 Winding Creek Drive Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2013.

Sarah Hawkins n/k/a Sarah Hawkins Barrett

Brent Michael Barrett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Hawkins n/k/a Sarah Hawkins Barrett and Brent Michael Barrett, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2013.

Notary Public
My Commission Expires: 5/18/14

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014