File No. 140027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011244 DEEDWARR
Recvd: 02/18/14 11:23 2 pgs
Fees:13.00 Taxes:1167.46
20140218-0013742

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,530.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Durrance	F&M Bank	085 04 0A 255.00 CO
(NAME)	(NAME)	
5308 Highland Place Way	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Meritage Homes of Tennessee, Inc., an Arizona corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Durrance, a single woman, 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:

Land in Davidson County, Tennessee, being Lot No. 255 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING PART of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation, by Warranty Deed from E. Phillips Development, LLC, a Tennessee limited liability company, dated 9/3/13 and recorded 9/5/13 in Instrument No. 20130905-0093414, Register's Office for Davidson County, Tennessee.

Subject to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20120202-0009628, as supplemented in Instrument Number 20120207-0011118; Water Line Easement of record in Book 4212, Page 147 and Instrument Number 20060801-0093487; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20120730-0066771; Agreed Order of record in Instrument Number 20100106-0001301; Stormwater Detention Agreement of record in Instrument Number 20070730-0089806; Certificate of Grant of Right of Way and Road Construction of record in Instrument Number 20090421-0036252; Sanitary Sewer Easements of record in Instrument Number 20100720-0056497 and Instrument Number 20100720-005652; Grant of Easement of record in Instrument Number 20011024-0116287; Water Main Easement of record in Instrument Number 20030328-0040734; Easement Agreement of record in Book 7292, Page 968; and all matters shown on plat of record in Instrument Number 20131014-0107217, Register's Office for Davidson County, Tennessee.

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unimproved ☐

This is improved ☒ property, known as 5308 Highland Place Way, 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 my hand this 13th day of February, 2014.

Meritage Homes of Tennessee, Inc., an Arizona corporation

By: _____

Daniel Stumpf, Vice President of Finance for the Nashville Division

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel Stumpf with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Finance for the Nashville Division of Meritage Homes of Tennessee, Inc., an Arizona corporation the within named bargainor, and corporation, and that he as such Vice President of Finance for the Nashville Division being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Daniel Stumpf as such Vice President of Finance for the Nashville Division.

Witness my hand and official seal this 13th day of February, 2014.

Commission expires:

_____

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016