WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140016978 DEEDWARR
Recvd: 03/13/14 09:45 2 pgs
Fees: 13.00 Taxes: 647.50

20140313-0020947

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

TAMIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Stokes and Susan W. Edens	New Owner	188-10-OA-038.00 CO
(NAME)	(NAME)	
2106 Glen Haven Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, I, Eric Scott Roten, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Stokes and Susan W. Edens, 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. 38A, on the Plan of Carothers Crossing, Resubdivision of Lots 37 & 38, phase 2, Section 1, as of record in Instrument No. 20081126-0115947, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Scott Roten, unmarried, by deed of record in Instrument Number 20090106-001247, Register's Office for Davidson County, Tennessee.

Subject All matters as shown on Plan of Carother's Crossing of record in Instrument No. 20081126-0115947, Register's Office for Davidson County, Tennessee. Amended Restrictive Covenants of record in Instrument No. 20070821-0099818, Instrument No. 20080515-0049892 and Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Instrument No. 20081126-0115947, Register's Office for Davidson County, Tennessee. Easement for pipeline of record in Book 4588, Page 484, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581, Register's Office for Davidson County, Tennessee, (omitting there from any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions and restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons). Declaration of Covenants, Conditions, By-Laws and Restrictions for Carothers Crossing, of record in Instrument No. 20070627-0076582 amended in Instrument No. 20070821-0099817, Register's Office for Davidson County, Tennessee, (omitting there from any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions and restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons). Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2106 Glen Haven Drive, Nolensville, TN 37135

(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 4th day of February, 2014.

Eric Scott Roten

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF ~~WILLIAMSON~~ WAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Scott Roten, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ RALEIGH, NC, ~~Tennessee~~ this 4th day of February, 2014.

Commission expires: 15 FEB. 2014

DENNIS G BERRY JR. NOTARY PUBLIC My Comm. Exp. Feb. 15, 2014 WAKE COUNTY, N. C.

Notary Public