WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048171 DEEDWARR
Recvd: 07/07/14 13:28 2 pgs
Fees:13.00 Taxes:680.80

20140707-0059467

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Katherine Gooch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine Gooch	Peoples Home Equity	161-06-0-A 174.00CO
(NAME)	(NAME)	
1407 Derby Trace	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, **Kacy Hagerty, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Katherine Gooch, an unmarried woman**, 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:

Located in Davidson County, Tennessee, being Unit No. 174, on the plan of Oakhill Townhomes, Phase 3, filed as Exhibit to and established by Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20070614-0071397, as amended in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kacy Hagerty, an unmarried woman by Warranty Deed dated 06/28/2010 from Centex Homes, a Nevada general partnership of record in Instrument 201007060052643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200806050058042; (2) Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument 20070614-0071397, as amended of record in Instrument 20080325-0030014, as amended of record in Instrument 20080709-0070601; (3) Stormwater Detention Agreements of record in Instrument 20070205-0014422 and Instrument 20070404-0040188; (4) Quitclaim Deed to the Homeowner's Association of record in Instrument 20080909-0092190, said Register's Office; (5) County of Davidson taxes for the year 2014 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 1314 Crown Point Place, Nashville, TN 37211

(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 1st day of July, 2014.

Kacy Hagerty

State of Tennessee
County of Wilson

Personally appeared before me Kacy Hagerty, 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 1st day of July, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122