WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048302 DEEDWARR
Recvd: 07/07/14 15:16 2 pgs
Fees:13.00 Taxes:651.20

20140707-0059677

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa A. Donepp	NEW OWNER	141-12-0-D 151.00CO
(NAME)	(NAME)	
151 Morton Mill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, **Jennifer Rebecca Beckman Pigg, married (f/k/a Jennifer R. Beckman, unmarried)**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Melissa A. Donepp**, 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. 151 (and driveway serving said Unit) on the plan of Third Revision, Morton Mill Estates, as shown on plat of record in Plan Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer R. Beckman, unmarried by Warranty Deed dated 12/21/2012 from Stacy E. Sutcliffe, unmarried of record in Instrument 201301030000752, Register's Office for Davidson County, Tennessee.

Said property is not the marital residence of said Grantor

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Plan Book 6900, Page 406, Plan Book 7900, Page 561, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7546, Page 145, as amended of record in Book 7936, Page 704, as amended of record in Book 8079, Page 804, said Register's Office. By-Laws were amended of record in Book 7936, Page 709, said Register's Office.
Communications Right of Way Easement of record in Book 6009, Page 51, said Register's Office.
Charter of Homeowners Association of record in Book 7414, Page 335, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7548, Page 963, said Register's Office.
Title to any portion of said land lying in the bed or banks of the Harpeth River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said Harpeth River, without diminution or pollution, and the consequence of any past or future change in the location of said Harpeth River.

Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters.
Easements for the flow of any unnamed pond, stream or creek as much as there on lies
Property taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2014 Taxes have been prorated between Grantor and Grantee.

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 151 Morton Mill Circle, Nashville, TN 37221
(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 27th day of June, 2014

Jennifer Rebecca Beckman Pigg

State of Tennessee
County of Williamson

Personally appeared before me Jennifer Rebecca Beckman Pigg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2014.

Notary Public
My Commission Expires: June 14, 2014

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064