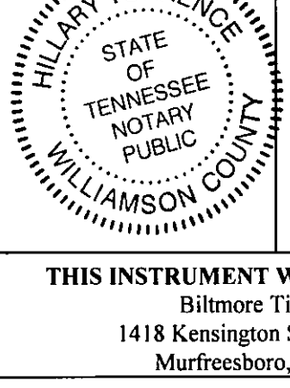
# WARRANTY DEED

File #14063910




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185.000.00

Laura Jane W. Brandewie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2014.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carolina S. Flenoid | Bank of Tennessee | 150-12-0A-083.00 |
| (NAME) | (NAME) | |
| 3765 Seasons Drive | 165 Indian Lake Blvd., Ste. 107 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20140058443 DEEDWARR
Recvd: 08/11/14 08:48 2 pgs
Fees:13.00 Taxes:684.50
20140811-0071896

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/WE, **Clovis T. Metcalf and Wife, Jama L. Metcalf,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolina S. Flenoid, 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:

Being Lot No. 744, on the plan of Phase IV, Somerset, as the same appears of record in Plat Book 7900, Page 978-979, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Clovis T. Metcalf and Wife, Jama L. Metcalf, by deed from Phillips Builders, Inc., dated 04/12/1996, of record in Book 10022, Page 704, said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 7900, Page 978-979, said Register's Office.; PUD Boundary Plat as of record in Book 7900, Page 327, said Register's Office.; Declaration of Covenants as of record in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 908, Book 10404, Page 641, Instrument No. 20060405-0039162, said Register's Office.; By-Laws as of record in Book 7619, Page 679, amended in Book 9647, Page 472 and in Instrument No. 20090513-0044145, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3765 Seasons Drive, Antioch,TN,37013**
(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 our hands this 6th day of August, 2014.

Clovis T. Metcalf

Jama L. Metcalf

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Clovis T. Metcalf and Jama L. Metcalf , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of August, 2014.

Commission expires: 6/8/17

BETH ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

RETURN RECORDED DOCUMENTS TO:

~~Biltmore Title, LLC~~
~~1418 Kensington Sq. Ct. Bldg. A~~
~~Murfreesboro, TN 37130~~

**Return To: Perrone & Young**
**109 Westpark Drive**
**Suite 330**
**Brentwood, TN 37027**