BILL GARRETT, Davidson County
Trans:T20140069092 DEEDWARR
Recvd: 09/16/14 11:00 2 pgs
Fees:13.00 Taxes:554.63
20140916-0084739

WARRANTY DEED

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2014.

Notary Public

My commission expires: 3/21/17

(AFFIX SEAL)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Masterson	**Ameris Bank**	**164090012.00**
108 Cedar Ash Court	**1800 Parkway Place, Suite 820**	
Antioch, TN 37013	**Marietta, GA 30067**	

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 ACKNOWLEDGE, WE,

David K. Hanson and wife, Jeanne Hanson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Masterson, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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. 283 on the Plan of Asheford Crossing, Section 1 of record in Plat Book 7900, page 937 and revised and now of record in Plat Book 8250, page 447, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to David K. Hanson and Jeanne S. Hanson, husband and wife, by deed of record in Instrument Number 20100114-0003427 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Record Book 9651, page 900 and amended in Record Book 9980, page 482, Record Book 10301, page 180, Record Book 10640, page 641, Record Book 10717, page 97, Record Book 11353, page 575, Record Book 11455, page 769 and Instrument number 20010418-0038191 and Instrument Number 200010180103441; to the Charter to HOA of record in Book 9651, page 894; to the bylaws of record in Record Book 9651. page 925, and, to any and all other matters as shown on plat of record in Plat Book 8250, page 447, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **108 Cedar Ash Court, Antioch, TN 37013**

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, his heirs and assigns forever. The GRANTORS covenants with the said GRANTEE that we are lawfully seized and

possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this **12th** day of **September, 2014.**

David K. Hanson

Jeanne Hanson

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **David K. Hanson and Jeanne Hanson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **September, 2014.**

Notary Public

My Commission Expires: 12-31-2014

