WARRANTY DEED

File #14104

BILL GARRETT, Davidson County
Trans:T20140069440 DEEDWARR
Recvd: 09/17/14 10:00 2 pgs
Fees:13.00 Taxes:906.50
20140917-0085161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. WILSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY My Commission Expires December 30, 2014

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary A. Huber	~~New Owner~~	-064-08.00A-015.00-CO
(NAME) 1401 Autumn Springs Court	(NAME) Primary Residential Mortgage	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) 1480 N. 2200 West	
(CITY) (STATE) (ZIP)	(CITY) Salt Lake, UT 84116 (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, WE, **Donald H. Fields and wife, Tiffany B. Fields,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary A. Huber and Melissa M. Huber, husband and wife,,** 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. 15 on the Plan of Section One, Merritt Downs of record in Plat at Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald H. Fields and wife, Tiffany B. Fields by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040102-0000682 Register's Office for Davidson County, Tennessee, dated December 15, 2003 and recorded on January 02, 2004 and re-recorded on January 23, 2004 in Instrument No. 20040123-0009157.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record as Instrument Number 20010523-0053201; Covenants, Conditions and Restrictions of record in Instrument Number 20010604-0057881, Instrument No. 20010702-0069864 and Instrument No. 20040716-0085315; By-Laws of Merritt Downs of record in Instrument Number 20010608-0060786; Charter of Merritt Downs Homeowner's Association of record in Instrument Number 20011127-0129417; Quitclaim Deed for common areas to Merritt Downs Homeowner's Association of record in Instrument Number 20020619-0074316, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1401 Autumn Springs Court, Old Hickory, TN 37138

(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 15th day of September, 2014.

Donald H. Fields

Tiffany B. Fields

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald H. Fields, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15, September, 2014

NOTARY PUBLIC

My Commission Expires: 09-05-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffany B. Fields, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15, September, 2014

NOTARY PUBLIC

My Commission Expires: 09-05-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027