mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(2)

BILL GARRETT, Davidson County
Trans:T20140073838 DEEDWARR
Recvd: 10/01/14 12:06 2 pgs
Fees:13.00 Taxes:1387.50
20141001-0090585

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2014.

Notary Public

My commission expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chris Smith **Andrea D. Smith**	**New Owner**	**Map/Parcel: 064-01-0-111.00**
1457 Station Four Lane		
Old Hickory, TN 37138		

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, I/WE,

John D. Marquet, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris Smith and Andrea D. Smith, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 57, Phase Two, Cleveland Hall Subdivision, as shown on the Plat of record as Instrument No. 20020304-0026804, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John D. Marquet and Barbara A. Marquet, by Warranty Deed, from Cleveland Hall, LLC, dated June 21, 2012, of record in Instrument No. 20020624-0075759, Register's Office for Davidson County, Tennessee. Barbara A Marquet having since died on June 16, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20020304-0026804, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11725, Page 76 amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290 and Instrument No. 20081014-0103112, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 8006, Page 677, Register's Office for DAVIDSON County, Tennessee.
Public Utility Easement of record in Book 7844, Page 242, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth Telecommunications of record in Book 11725, Page 325, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 11725, Page 70, Register's Office for DAVIDSON County, Tennessee.
Easement to Cumberland Utility District of record in Book 7994, Page 173 and Book 8068, Page 524, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 11725, Page 110, Register's Office for DAVIDSON County, Tennessee.

form by fmm AIF

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1457 Station Four Lane, Old Hickory, TN 37138.

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 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 except as 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/our hand(s) this 22nd day of September, 2014.

X John D. Marquet by John M. Marquet Attorney-in-Fact
John D. Marquet
By: John M. Marquet, Attorney-in-Fact

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John M. Marquet**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of John D. Marquet for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for John D. Marquet and is authorized by John D. Marquet to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of September, 2014.

Natalie Napier
Notary Public

My Commission Expires: 1/23/18

NATALIE NAPIER
Notary Public, State of Texas
My Commission Expires
January 23, 2018

File #: 140419JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027