WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082149 DEEDWARR
Recvd: 10/31/14 10:39 2 pgs
Fees:13.00 Taxes:240.87
20141031-0100495

Audra D. Cross Notary Public Rutherford County STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,100.00

Miriam Crespo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2014.

Audra D. Cross
Notary Public

My Commission Expires: 05-23-2016

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Brown III	William Brown, III	049160A05700CO
(NAME)	(NAME)	
1316 Rock Creek Court	P.O. Box 70390	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37207	
(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, **Sheryl D. Smith, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Brown III, unmarried**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 31, Willow Trace Subdivision, Phase Two, of record in Plat Book 7900, Page 46, as amended in Book 10116, Page 963, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sheryl D. Smith, an unmarried woman by Quit Claim Deed dated 06/04/2007 from Willie D. Smith and Alice D. Smith, husband and wife of record in Instrument 200708170098546, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 46, as amended in Book 10116, Page 963, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7777, Page 162, as amended of record in Book 7777, Page 180, as amended of record in Book 7843, Page 791, as amended of record in Book 8023, Page 692, said Register's Office.

Deed of Conveyance Easement of record in Book 8377, Page 857, Book 8377, Page 952, Book 9698, Page 35, and Book 9698, Page 180, said Register's Office.

Charter of record in Book 7762, Page 74, said Register's Office.

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than $78,120.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the 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 1316 Rock Creek Court, Whites Creek, TN 37189
(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), his 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), his 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 29th day of October, 2014.

Sheryl D. Smith

State of Tennessee
County of Wilson

Personally appeared before me Sheryl D. Smith, 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 29th day of October, 2014.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY