BILL GARRETT, Davidson County
Trans:T20140090507 DEEDWARR
Recvd: 12/03/14 11:01 2 pgs
Fees:13.00 Taxes:1328.86
20141203-0110816

J. CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $359,150.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2014. Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ronald Hambrick and Brenda Hambrick	**New Owner**	**Map\Parcel: 098-13-0-C-177.00CO**
3829 Leona Pass	**SAME**	
Hermitage, TN 37076	**SAME**	

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,

Larry D. Watts and wife, Asarene Watts, husband and wife

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

Ronald Hambrick and Brenda Hambrick, 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. 170 on the Plan of the Final Plat of Phase 5, Section 1, The Meadows of Seven Points, of record in Plat at Instrument No. 20060522-0059944, 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 Larry D. Watts and wife, Asarene Watts by deed from Frank Batson Homes, Inc., of record in Instrument No. 20071220-0146077, Register's Office for Davidson County, Tennessee, dated December 18, 2007 and recorded on December 20, 2007.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees;
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record as Instrument Number 20060522-0059944, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Meadows of Seven Points with By-Laws appended thereto, of record in Book 11670, Page 822 and Book 11670, Page 837, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter for Meadows of Seven Points Homeowner's Association, Inc. of record in Instrument Number 20000322-0028986, in the Register's Office for Davidson County, Tennessee.
Access and Maintenance Easement of record in Book 11738, Page 776, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20060227-0021950, in the Register's Office for Davidson County, Tennessee.
Dedication of maintenance Agreement of record in Instrument Number 200070919-0112033, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 3829 Leona Pass Hermitage, TN 37076.

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, 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/our hand(s) this 1 day of December, 2014.

Larry D. Watts

Asarene Watts

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State, Larry D. Watts and Asarene Watts the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained. Witness my hand, at office, this 25th day of ~~December~~ November, 2014.

Notary Public

My Commission Expires: 04-18-18

