BILL GARRETT, Davidson County
Trans: T20150053053 DEEDWARR
Recvd: 07/01/15 11:56 2 pgs
Fees: 13.00 Taxes: 832.50
20150701-0063666

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26268

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this the 18 day of June 2015.

Notary Public

My commission expires: 3-28-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy Pote Rachel Dunaway	New Owner	Map 182-01-0-A Parcel 056-00co
917 Morning Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tina L. Badgett and John Badgett, wife and husband

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

Timothy Pote and Rachel Dunaway, 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. 56 on the Plan of the Phase One, Section Two, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tina L. Badgett and John Badgett, wife and husband, by Deed dated March 16, 2012 from Lisa Molyneux, unmarried, of record in Instrument No. 20120322-0024211, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20071220-0146323, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By Laws of Sunset Hills, of record in Instrument No. 20070605-0067129, and having been amended in Instrument No. 20110203-0009586, Instrument No. 20130712-0072091 and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee. (3) Charter of Sunset Hills Homeowners' Association, Inc., of record in Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee. (4) Deed of conveyance of open space to Sunset Hills Homeowners Association, Inc., of record in Instrument No. 20080211-0013604, Register's Office for Davidson County, Tennessee. (5) Applications for Greenbelt Assessment of record in Instrument No. 20040601-0063582 and Instrument No. 20040601-0063583, Register's Office for Davidson County, Tennessee. (6) Storm Water Detention Agreement of record in Instrument No. 20060406-0039475, Register's Office for Davidson County, Tennessee. (7) Underground Sanitary Sewer Service Line Easement and Maintenance Agreements of record in Instrument No. 20070710-0082048, Instrument No. 20080805-0080303, Instrument No. 20100721-0057062 and Instrument No. 20100721-0057063, Register's Office for Davidson County, Tennessee. (8) Subject to cemetery with rights of Ingress/Egress of record in Book 5388, Page 713, Register's Office for Davidson County, Tennessee. (9) Subject to the flow of any creeks and branches. (10) Subject to all matters shown on the Plat of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee. (11) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **917 Morning Road, 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 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 16 day of **June, 2015.**

Tina L. Badgett

John Badgett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tina L. Badgett and John Badgett,** 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 and official seal at Nashville, Tennessee, this 16 day of **June, 2015.**

Notary Public

My Commission Expires: APRIL 29 2019

NOTARY PUBLIC
WILLIAM A COSTELLO
NOTARY PUBLIC
STATE OF FLORIDA
My Commission Expires
April 29, 2019
Commission No. FF 208328