THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record ~~& Return To:~~** **First Title & Escrow Co., Inc.** **FTEC File No. 32543-07-2015** File Box 9B	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is: $173,000.00. Teresa Taylor Affiant Subscribed and sworn to before me this 31st day of July, 2015. Notary Public My Commission Expires: 9/18/17

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Timothy B Holland Annette Holland 3504 Port Breeze Place Antioch, TN 37013	First Community Mtg 245 Heritage Park Drive Murfreesboro Tn 37129	Map and Parcel No.: 150 16 0 A 124 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlotte Miller, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy B Holland and Annette Holland, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3504 Port Breeze Place, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/03/15 12:09 4 pgs
Fees:23.00 Taxes:640.10
20150803-0076370

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of July, 2015.

Charlotte Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charlotte Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-12172

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section Four, Windhaven Shores, as of record in Instrument No. 20041222-0152517, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charlotte Miller, unmarried, by deed dated February 5, 2010 from Donald E. Cobb and wife, Judy H. Cobb of record in Instrument No. 20100210-0010544, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 150 16 0 A 124 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Windhaven Shores of record in Instrument No. 20030219-0021585, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. By-Laws of Windhaven Shores Owners Association, Inc., of record in Instrument No. 20030219-0021586, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Windhaven Shores Owners Association, Inc. of record in Instrument No. 20060724-0088808 and re-recorded in Instrument No. 20061204-0148906, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20041222-0152517, Register's Office for Davidson County, Tennessee.
6. Easement for water mains and appurtenances of record in Book 8149, page 895, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20020603-0066392, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

