WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150069380 DEEDWARR
Recvd: 08/18/15 10:16 2 pgs
Fees: 13.00 Taxes: 659.62

20150818-0082941

ARIC D. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,277.00

Deana Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/29/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley N. Fussell	New Owner	181030A07700
(NAME)	(NAME)	
109 Nantahala Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, we, **Kagee Tate and Krystle Morgan, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashley N. Fussell, Unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 77 on the Plan of Section Two, Indian Creek Estates, of record in Plat Book 9700 Pages 558 and 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kagee Tate, a single man and Krystle Morgan, a single woman by Warranty Deed dated 07/22/2011 from Dina G. Mozingo, unmarried and Wanda K. Mozingo, unmarried of record in Instrument 20110802-0059324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 9700, Page 391, Book 9700, Page 558, Book 9700, Page 559; (2) Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates of record in Book 10752, Page 553; (3) Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates of record in Book 11708, Page 575; (4) By-Laws of record in Book 11033, Page 509, Said By-Laws were amended of record in Instrument 200007270074153; (5) Easement of record in Book 6549, Page 403; (6) Stormwater Detention Agreement Easement of record in Book 10729, Page 380; (7) Charter of record in Book 11031, Page 79; (8) Quitclaim Deed of record in Book 11033, Page 519; (9) Application for Greenbelt Assessment - Agricultural of record in Book 8955, Page 510; (10) First Amendment to Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates of record in Instrument 200007270074152, in the Register's Office for Davidson County, Tennessee.

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 109 Nantahala Court, Antioch, TN 37013

(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), their 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), their 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 our hands this 14th day of August, 2015.

Kagee Tate

Krystle Morgan

State of Tennessee
County of Rutherford

Personally appeared before me Kagee Tate and Krystle Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2015.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129