BILL GARRETT, Davidson County
Trans:T20150069408 DEEDWARR
Recvd: 08/18/15 10:48 2 pgs
Fees:13.00 Taxes:536.13
20150818-0082974

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00.

Affiant

LAURIE N DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: 9/19/2018
File No. G15-2594D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dr. Mary Frances Varallo, unmarried (NAME)	New owner (NAME)	151-10-A-173 CO
1772 Londonview Place (STREET ADDRESS)	" (STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Harry Jones, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dr. Mary Frances Varallo, unmarried,** 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. 142 on the plan of PHASE 2, VILLAGES OF LONG HUNTER P.U.D., as shown by plat of record in Instrument No. 20020515-0059732, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Harry Jones from A. Brandon Kent, by Deed dated November 18, 2009, as Instrument No. 20091123-0107154, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee.
4. Transmission Line Easement as recorded in Book 2338, page 466, Register's Office for Davidson County, Tennessee.
5. Utility Easement to Tennessee Telephone Company as recorded in Book 9661, page 919, Register's Office for Davidson County, Tennessee.
6. Water Main Easements as recorded in Book 8197, page 288, Book 8358, page 91, and Book 8358, page 94, Register's Office for Davidson County, Tennessee.

7. Sewer Line Easement as recorded in Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

8. Declaration of Taking as recorded in Book 4446, page 423, Register's Office for Davidson County, Tennessee.

9. Judgment of Taking as recorded in Book 4535, page 351, Register's Office for Davidson County, Tennessee.

10. Easement for sanitary sewers/storm drainage as recorded in Instrument No. 20000103-00107415, Register's Office for Davidson County, Tennessee.

11. Reservation of graveyard for ingress/egress as recorded in Book 1101, page 457 and Book 1115, page 302, Register's Office for Davidson County, Tennessee.

12. Easement for sewer lines and storm drain facilities and lift station as recorded in Instrument No. 20000906-0088271, Register's Office for Davidson County, Tennessee.

13. Charter of Homeowner's Association of record in Instrument No. 20010531-0056381, Register's Office for Davidson County, Tennessee.

14. Bylaws of record in Instrument No. 20041022-0127537, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1772 Londonview Place, 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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 14th day of August, 2015.

Harry Jones

August 14, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Harry Jones, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066