BILL GARRETT, Davidson County
Trans: T20150081995 DEEDWARR
Recvd: 09/25/15 15:39 2 pgs
Fees: 13.00 Taxes: 192.40
20150925-0097883

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2015.

Notary Public:
My Commission Expires: 10/24/17

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Faleshia Harris 1109 Princeton Hills Drive Nolensville, TN 37135	New Owner P. O. Box 1513 Antioch, TN 37011	188100A00200CO

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, I/we, **David Patton, married, and Aaron Walker, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Faleshia Harris, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No 2 on the plan of Carothers Crossing, Phase 1, as of record in Instrument No. 20070614-0071367, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Aaron Walker, married, and David Patton, married, by Special Warranty Deed from Pinnacle National Bank, dated 03/29/10 and recorded 04/07/10 in Instrument No. 20100407-0025926, Register's Office for Davidson County, Tennessee.

The Grantors hereby makes oath that the above described property was not used as a marital residence.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2015; a lien not yet due and payable.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Instrument No. 20070614-0071367,

Terms, provisions, covenants, conditions, restrictions, By-laws, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, as amended in Instrument No. 20080515-0049892, Register's Office for Davidson County, Tennessee.

Easements as set forth in the instrument recorded in Instrument No. 20070123-0009057, as assigned in Instrument Nos. 20121121-0107595 and 20140827-0078032, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreements as set forth in the instrument recorded in Instrument Nos. 20060407-0040185, 20060526-0062228 and 20070702-0078659, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easements as set forth in the instrument recorded in Instrument Nos. 20070703-0079178 and 20070711-0082648, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument No. 20070627-0076581, as amended in Instrument Nos. 20080515-0049892 and 20080515-0049893, Register's Office for Davidson County, Tennessee.

Pipeline Easement set forth in the instrument recorded in Book 4588, Page 484, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as: 1109 Princeton Hills Drive, Nolensville, TN 37135

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 10th day of September, 2015.

David Patton

Aaron Walker

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named David Patton, 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 10th day of September, 2015.

Commission Expires: 10/24/2017

Notary Public: Edie Sutherland

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Aaron Walker, 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 10th day of September, 2015.

Commission Expires: 10/24/2017

Notary Public: Edie Sutherland

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY