WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/15 09:46 3 pgs
Fees:18.00 Taxes:432.90
20151013-0103914

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney Sean Monteith Trust, dated 2/18/1983	Rodney Sean Monteith Trust, dated 2/18/1983	096090A73000CO
(NAME)	(NAME)	
730 Kent Road	730 Kent Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Rodney Duckworth, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rodney Sean Monteith Trust, dated 2/18/1983**, 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:

Land located in Davidson County, Tennessee, being Unit No. 730 on the Plan of Emery Place Condominiums, of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to R. Rodney Duckworth, an unmarried man by Warranty Deed from Sceab Rouse, Jr., unmarried, dated 02/19/1996, recorded 02/21/1996 of record in Book 9953, Page 710, in the Register's Office for Davidson County, Tennessee.

Subject to (1) All matters shown on the plat of record in Plat Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions recorded of record in Book 6715, Page 96, as Amendment to Declarations recorded of record in Book 6783, Page 205, Second Amendment to Declaration recorded of record in Book 6845, Page 515, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded of record in Book 6342, Page 521, in the Register's Office for Davidson County, Tennessee. (4) Storm Water Detention Agreement recorded of record in Book 6623, Page 109, in the Register's Office for Davidson County, Tennessee. (5) Charter recorded of record in Book 6647, Page 466, and of record in Book 6724, Page 627, in the Register's Office for Davidson County, Tennessee. (6) By-Laws recorded of record in Book 6715, Page 130, and as amended of record in Instrument No. 20080118-0006025, in the Register's Office for Davidson County, Tennessee. (7) Quitclaim Deed recorded of record in Book 6887, Page 730, and of record in Book 6947, Page 944, in the Register's Office for Davidson

County, Tennessee. (8) Maintenance Assessments recorded of record in Book 8048, Page 351, 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 730 Kent Road, Nashville, TN 37214

(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 my hand this 2nd day of October, 2015.

Rodney Duckworth

State of Tennessee
County of

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

WITNESS my hand and seal this 2nd day of October, 2015.

Kori Ewing
Notary Public
My Commission Expires: May 22, 2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, 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 Wilson

Personally appeared before me, Tracey Trumpho, a notary public for this county and state, Kimie Perry 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: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY