WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090929 DEEDWARR
Recvd: 10/26/15 12:27 2 pgs
Fees:13.00 Taxes:980.13
20151026-0108616

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$264,900.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2015.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia White	**Farmington Mortgage, a division of CapStar Bank**	**Map 181-03-0-A Parcel 279-00co**
7436 Stecoah Street	**2002 Richard Jones Road, Suite 300A**	
Cane Ridge, TN 37013	**Nashville, TN 37215**	

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, WE,

Dawn Joy Thornton, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia White, an unmarried woman

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. 13 on the Plan of Section One, Phase One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dawn Joy Thornton, by Deed dated October 29, 2009 from Lifestyle Home Builders, Inc., a Tennessee corporation, of record in Instrument No. 20091105-0102155, Register's Office for Davidson County, Tennessee.

Jerry Maier, spouse of the above named Dawn Joy Thornton, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described parcel is subject to the following: 1) Declaration of Covenants, Conditions and Restrictions of record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 20070606-0067790, Instrument No. 20000727-0074152, Instrument No. 20060523-0060562, Instrument No. 20070605-0067129, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791, Charter for HOA at Book 11031, Page 79, By-Laws at Book 11033, Page 509, amended in Instrument No. 20000727-0074153, conveyance of common area at Book 11033, Page 519, Register's Office for Davidson County, Tennessee. 2) Subject to all matters of record in Plat at Instrument No. 20060330-0035946, said Register's Office. 3) Any titles or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changes by the United State Government or water rights, if any. 4) Reservations contained in Patent from the United States of America or any State where the land described in Schedule A is located. 5) Such state of facts as would be disclosed by an accurate land survey or inspection of the premises, including, but not limited to any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements. 6) Subject to Easement for Storm Water Detention Agreement at Book 10729, Page 380, Instrument No. 20060526-0062237, and Easement for United Telephone Co. at Instrument No. 20000802-0076584, and Easement for Sanitary Sewer Service line at Instrument No. 20041025-0128024 and Instrument No. 20070710-0082048, said Register's Office. 7) Dedication of Common Areas to Indian Creek Homeowners' Association, Inc., of record in Instrument No. 20130516-0049304, said Register's Office.

This is improved (_X__) Unimproved (____) property, known as **7436 Stecoah Street, Cane Ridge, TN 37013. The property known as 7436 Stecoah Street, Cane Ridge, TN 37013 is one and the same as the property known as 7436 Stecoah Street, 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 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. 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/our hand(s) this **22nd** day of **October, 2015.**

Dawn Joy Thornton

Jerry Maier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dawn Joy Thornton and Jerry Maier,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **October, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY