WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2015.

RENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Notary Public

MY COMMISSION EXPIRES: _____

(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
Kara Newton	new owner	13105B0B43000CO
(NAME)	(NAME)	
430 Summit Ridge Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Janelle F. Boston (fka Janelle Farmer) and spouse, Jonathan Boston, and Allen S. Farmer and wife, Jane E. Farmer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kara Newton, 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:

Being Unit No. 430 on the Plan of Four Seasons, a Condominium Development, a Horizontal Property Regime created under Title 66, Section 27-101, Et Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons, a Condominium Unit, of record in Book 6861, Page 349, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Janelle Farmer, unmarried, Allen S. Farmer and wife, Jane E. Farmer by Warranty Deed dated 07/23/2002 from Harold O. Henry and wife, Linda W. Henry of record in Instrument 200207240089106, Register's Office for Davidson County, Tennessee.

Jonathan Boston joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to (1) All matters as set forth per Book 6841, Page 390, Book 5050, Page 30, (2) Master Deed of record in Book 6841, Page 349 as amended Book 6847, Page 122 , (3) By-Laws of record in Book 6841, Page 376, Book 4821, Page 20, (4) Easements of record in Book 5158, Page 851, Book 5158, Page 230, Book 5388, Page 503, Book 6847, Page 125 and Book 4821, Page 20, (5) Deed of Conveyance Easement of record in Book 5271, Page 430, (6) Easement Agreement Easement of record in Book 6869, Page 157, (7) Consent of Four Seasons Homeowners' Association to Easement Agreement Easement of record in Book 6869, Page 162 and in Book 6870, Page 966, and (8) Easement Agreement Easement of record in Book 7776, Page 899, said Register's Office.

BILL GARRETT, Davidson County
Trans: T20150093045 DEEDWARR
Recvd: 11/02/15 11:03 2 pgs
Fees: 13.00 Taxes: 628.63

20151102-0111110

File No.: 01291-12345
SMG TN Warranty Deed

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 430 Summit Ridge Place, Nashville, TN 37215
(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 23rd day of October, 2015.

Janelle F. Boston

Jonathan Boston

Jane E. Farmer

Allen S. Farmer

State of Tennessee
County of

Personally appeared before me Janelle F. Boston, Jonathan Boston, Allen S. Farmer, and Jane E. Farmer, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of October, 2015.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

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