15-CD-409

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $254,900.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2016.

Notary Public

My commission expires: My Commission Expires October 30, 2016

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160008265 DEEDWARR
Recvd: 02/01/16 10:03 2 pgs
Fees: 13.00 Taxes: 1091.13
20160201-0009249

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Mark Kunz **Rachael L. Warner**	**New Owner** Franklin American Mtg Co	**Map/Parcel: 180-03-0-A-018.00CO**
105 Holt Branch	6100 Tower Circle Ste 600	
Nashville, TN 37211	Franklin TN 37067	

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 HEREBY ACKNOWLEDGE, I/WE,

Weylon J. Smith and wife, Ashley G. Smith

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Mark Kunz and Rachael L. Warner

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 18 on the Plan of Stone Creek Park, Section 1B, of record in Book 9700, Page 266, and amended in Book 9700, Page 389, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Weylon J. Smith and wife, Ashley G. Smith, by Warranty Deed, from James R. MacDonald and wife, Ann Michele MacDonald, dated May 30, 2008, of record in Instrument No. 20080613-0061282, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 389, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10324, Page 365, amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book of record in Book 9700, Page 266, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10324, Page 358, Register's Office for DAVIDSON County, Tennessee.
Deed of common areas to HOA of record in Instrument No. 20040719-0085622, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Book 10716, Page 596, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 10324, Page 408, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.

Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 105 Holt Branch, Nashville, TN 37211.

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 except as 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 29th day of January, 2016.

Weylon J. Smith

Ashley G. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Weylon J. Smith and wife, Ashley G. Smith, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2016.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **150733JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027