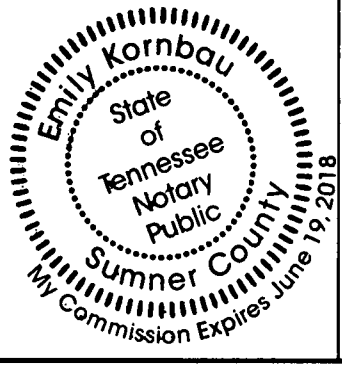
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160008798 DEEDWARR
Recvd: 02/02/16 09:56 2 pgs
Fees: 13.00 Taxes: 673.40
20160202-0009914



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: June 19, 2018

(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
Micah J. Holland	New owner	20140910-0082813
(NAME)	(NAME)	
1841 Brookmeadow Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Matthew B. Smith** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Micah J. Holland and**
Jessica L. Holland, wife and husband, 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 in Davidson County, Tennessee, being Lot No. 196 on the Plan of Section Two, Truxton Park, R10 Cluster Lot Subdivision, of record in Plat Instrument No. 20010515-0049898, 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 Matthew B. Smith, a single man by Warranty Deed from Angela D. Wages, unmarried, dated 09/05/2014 recorded 09/10/2014, of record in Instrument No. 20140910-0082813, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20001030-0107559, First Supplementary Declaration to Amended and Restated of record in Instrument No. 20010522-0052910, Bylaws of record in Instrument No. 20001101-0108604, 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) Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee. (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 200008240083612, in the Register's Office for Davidson County, Tennessee. (5) Charter of record in Instrument No. 20001101-0108603, in the Register's Office for Davidson County, Tennessee; and (6) Quitclaim Deed of record in Instrument No. 20050311-0027267, 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 1841 Brookmeadow Lane, Hermitage, TN 37076
(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 27th day of January, 2016.

Matthew B. Smith

State of Tennessee
County of Wilson

Personally appeared before me Matthew B. Smith, 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 28th day of January, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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