BILL GARRETT, Davidson County
Trans:T20160017923 DEEDWARR
Recvd: 03/04/16 10:10 2 pgs
Fees:13.00 Taxes:954.42
20160304-0020855

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2016.

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. 15-2499D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Valencia Douglas, married (NAME)	Franklin American Mortgage Company (NAME)	59-15-A-136 CO
945 Bordeaux Place (STREET ADDRESS)	6100 Tower Circle Suite 600 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Goodall Inc. Builders, a Tennessee corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valencia Douglas, married,** 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. 50 on the plan of CHATEAU VALLEY, PHASE 4, as shown by plat of record in Plat Book 20070207-0016366, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Goodall Inc. Builders, a Tennessee corporation from Chateau Associates, Ltd., a Tennessee limited partnership, by Special Warranty Deed dated August 24, 2015, as Instrument No. 20150825-0085797, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7835, page 86 and Instrument No. 200705300064197, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200702070016366, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement as recorded in Book 7702, page 428; Book 7702, Page 434; Instrument No. 200310100150642; and Instrument No. 200703290037729, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers/storm drainage/water mains and appurtenances as recorded in Book 9466, page 749, Register's Office for Davidson County, Tennessee.

5. Dedication of Public Utilities and Drainage Easement as recorded in Instrument No. 200501030000576, Register's Office for Davidson County, Tennessee.

6. R.O.W. Easement to South Central Bell as recorded in Book 8168, page 660, Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance to Metro Government for sanitary sewers as recorded in Book 8204, page 231 and Book 8377, Page 948, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance to Metro Government for water mains as recorded in Book 8204, page 271, Register's Office for Davidson County, Tennessee.

9. Common Area conveyed to HOA as recorded in Instrument No. 200706210074414, Register's Office for Davidson County, Tennessee.

10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 945 Bordeaux Place, Nashville, TN 37207.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 2nd day of March, 2016.

GOODALL INC. BUILDERS

By: Tom Craighead
Tom Craighead, Controller

March 02, 2016
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tom Craighead, Controller for Goodall Inc. Builders, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Controller of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of March, 2016.

My Commission Expires: 3/26/17

Kim Perry
Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066