BILL GARRETT, Davidson County
Trans:T20160023662 DEEDWARR
Recvd: 03/23/16 13:23 2 pgs
Fees:13.00 Taxes:491.73
20160323-0027538

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Rahel Meresie
3405 Old Anderson Road #318
Antioch, TN 37013

MORTGAGEE
Franklin Synergy Bank
772 Columbia Avenue
Franklin, TN 37064

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 136 15 0A
PARCEL 038.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Carol Robertson Earehart,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rahel Meresie,** a single 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 Unit 38 on the Plan of Pud Boundary and final Plat Phase 1, Watercrest Townhomes, a Horizontal Property Regime, of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description .

Being the same property conveyed to Carol Robertson Earehart by Corporate Form Warranty Deed from Pulte Homes, a Tennessee limited partnership, dated August 3, 1999 as shown of record in Book 11604, Page 972, Register's Office for Davidson County, Tennessee.

Christina Paige Earehart executed this instrument on behalf of Carol Robertson Earehart, pursuant to Durable General Power of Attorney as shown of record in Instrument No. 20141017-0095904, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions and By Laws of Watercrest Homeowners Association, Inc., of record in Book 10788, Page 553, amended in Book 11158, Page 931; Charter of Watercrest Homeowners' Association, Inc. of record in Book 10788, Page 546; Sanitary Sewer and/or Storm Drainage Easement of record in Book 11433, Page 449; Right of Way of Gulf Interstate Gas Company of record in Book 2242, Page 139, Book 2875, Page 299, and Easement of record in Book 4438, Page 711; Conveyance of Common Areas of record in Instrument No. 20000222-0017014; Attorney's Title Opinion Letter of record in Book 10821, Page 131, and Book 10822, Page 70; easements, covenants conditions and all matters and notes as shown on the Plat of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3405 Old Anderson Road #318 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, 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. 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 21st day of March, 2016.

Carol Robertson Earehart

By: _____

Christina Paige Earehart
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of March, 2016, before me personally appeared Christina Paige Earehart, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Carol Robertson Earehart and who acknowledged that she executed the same as the free act and deed of Carol Robertson Earehart.

Witness my hand and official seal this 21st day of March, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $132,900.00.

_____
AFFIANT

Subscribed and sworn to before me this 21st day of March, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019