FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS, **$195,200.00.** Zach Wright Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 8, 2016.** Susan Frensley Newton Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0071

BILL GARRETT, Davidson County
Trans: T20160029178 DEEDWARR
Recvd: 04/11/16 11:51 2 pgs
Fees: 13.00 Taxes: 722.24
20160411-0034416

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Weaver	**Southern Bank of Tennessee**	**064.16-OD-037.00 CO**
(NAME) **1764 Stone Hollow Court**	(NAME) **1499 N. Mt. Juliet Rd.**	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) **Mt. Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 Carr and Fiorella Carr, husband and wife, tenants by the entirety,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana J. Weaver, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 236, on the Plan of Section One, Truxton Park, of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Carr and Fiorella Carr, husband and wife, tenants by the entirety, by Warranty Deed from Scott W. Kemp and wife, Terri Kemp, filed for record on April 15, 2013 at Instrument Number 20130415-0037044, Register's Office of Davidson County, Tennessee.

Subject to the following:

a) 2016 taxes and subsequent years
b) Property is subject to all matters affecting said premises as shown on Plat of record in instrument Number 20001026-0106272, Register's Office for Davidson County, TN
c) Property is subject to Restrictive Covenants contained in Instrument Number 20001011-0100896, amended in Instrument Number 20001030-0107559, Instrument Number 20010522-0052910, Instrument Number 20020506-0055597, and Instrument Number 20020718-0086907, Register's Office for Davidson Country, Tennessee.
d) Property is subject to the HOA Charter of record in Instrument Number 20001101-0108603, said Register's Office.
e) Property is subject to the By-Laws of record in Instrument Number 20001101-0108604, said Register's Office.
f) Any and all restrictions, conditions, and easements of record.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1764 Stone Hollow Court, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **April, 2016**.

Matthew Carr

Fiorella Carr

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ WILSON
KM

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Matthew Carr and Fiorella Carr**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **8th** day of **April, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY