BILL GARRETT, Davidson County
Trans:T20160032502 DEEDWARR
Recvd: 04/20/16 13:11 2 pgs
Fees:13.00 Taxes:906.50
20160420-0038368

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $245,001.00 Affiant Subscribed and sworn to before me, this 15th day of April, 2016. Notary Public My commission expires:_____

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Fawcett **Pamela Fawcett**	**New Owner**	**Map/Parcel: 173-08-0-A-092.00**
2124 Skyglen Trace		
Cane Ridge, TN 37013		

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, WE,

Kathleen Vandenbergh and husband, David Vandenbergh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Fawcett and Pamela Fawcett, husband and wife, and Michael David Fawcett, an unmarried man

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. 12, on the Final Plat of Section Three, Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument No. 20060614-0070867, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathleen Vandenbergh and husband, Daivd Vandenbergh, by Warranty Deed, from On Point Construction Company, Inc., dated November 6, 2013, of record in Instrument No. 20131108-0115811, 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 Instrument No. 20060614-0070867, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20021212-0153693, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement to Metro of record in Instrument No. 20001205-0119205, Register's Office for DAVIDSON County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20010503-0045314 and Instrument No. 20020627-0077608, Register's Office for DAVIDSON County, Tennessee.
Well Easement of record in Instrument No. 19991207-0093758, Register's Office for DAVIDSON County, Tennessee.
QCD to HOA of record in Instrument No. 20040224-0020945, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20021212-0153692 and amended in Instrument No. 20070807-0093758, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20021212-0153693, 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.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (✓) unimproved (____) property known as 2124 Skyglen Trace, Cane Ridge Nashville, 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 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 my/our hand(s) this 15th day of April, 2016.

X Kathleen Vandenbergh
Kathleen Vandenbergh

X David Vandenbergh
David Vandenbergh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kathleen Vandenbergh and husband, David Vandenbergh , 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 15th day of April, 2016.

A. Scott Hubbard
Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **160124JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027