WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041889 DEEDWARR
Recvd: 05/18/16 15:39 2 pgs
Fees:13.00 Taxes:1664.63
20160518-0049859

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey B. Daniels	new owner	085-04-0-A-097.00 CO
(NAME)	(NAME)	
4133 Stone Hall Boulevard		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Charles A. Fontanez and Jana L. Fontanez, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey B. Daniels and Pamela R. Daniels, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 97 on the First Revision Final Plat Major Subdivision The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 1a, a Planned Unit Development, of record in Plat at Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles A. Fontanez and Jana L. Fontanez, husband and wife, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated June 25, 2010, of record in Instrument No. 20100712-0054169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20091005-0092019; restrictions of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628 and Instrument No. 20120207-0011118; Stormwater Detention Agreement of record in Instrument No. 20070730-0089806; Water line and maintenance easement set out in Instrument No. 20060801-0093487; Water line easement of record in Book 4212, page 147; Agreement of dedication of easement for water mains of record in Instrument No. 20030328-0040734; Warranty deed of flowage easement to USA of record in Book 2244, page 399; Agreement of grant of easement for conservation greenway of record in Instrument No. 20011024-0116287 and Quitclaim Deed to Homeowners Association for open space/ common area of record in Instrument No. 20090310-0021483; Easement Agreement as of record in Book 7292, page 968; all of record in the

Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4133 Stone Hall Boulevard, 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 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 16th day of May, 2016.

Charles A. Fontanez

Jana L. Fontanez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles A. Fontanez and Jana L. Fontanez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of May, 2016.

Notary Public
My Commission Expires: _____

File No.: 22908

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019