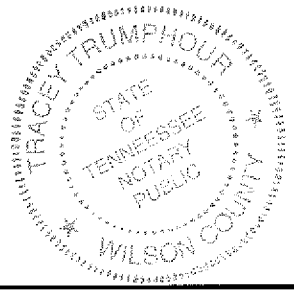
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teresa Sprouse	Teresa Sprouse	064-08-OA-099.00
(NAME)	(NAME)	
1812 Woodlands Farm Court	1812 Woodland Farms Court	Davidson County DEEDWARR Recvd: 06/01/16 13:47 3 pgs Fees:18.00 Taxes:1013.80 **20160601-0055074**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Rena B. Daniel, an unmarried woman and Dalton A. Masson, an unmarried man as joint tenants with right of survivorship** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Teresa Sprouse, an unmarried woman**, hereinafter called the GRANTEE(S), 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. 61 on Plan of Section Three, Merritt Downs of record in Instrument No. 20040629-0076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rena B. Daniel, an unmarried woman and Dalton A. Masson, an unmarried man, as joint tenants with rights of survivorship by Quit Claim Deed from Rena B. Daniel, an unmarried woman and Dalton A. Masson, an unmarried man, dated 08/13/2015, recorded 11/19/2015, of record in Instrument No. 20151119-0117523, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20040629-0076758, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20010604-0057881, Charter of Merritt Down's Homeowners Association, Inc., of record in Instrument No. 20010608-0060785, Bylaws of Merritt Down's Homeowners Association, Inc., of record in Instrument No. 20010608-0060786, Amended and Restated Declaration of Restrictive Covenants of record in Instrument No. 20010702-0069864, Restated Charter of record in Instrument No. 20011127-0129417, Second Supplementary Declaration of record in Instrument No. 20040716-0085315, Supplementary Declaration of record in Instrument No. 20041123-0140102, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20010119-0006024, in the Register's Office for

Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20040716-0085316, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1812 Woodland Farms Court, Old Hickory, TN 37138
(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 GRANTEE(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 27th day of May, 2016.

Rena B. Daniel

Dalton A. Masson

State of Tennessee
County of Wilson

Personally appeared before me Rena B. Daniel and Dalton A. Masson, 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 seal this 27th day of May, 2016.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY