THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 06/03/16 08:36 4 pgs
Fees:23.00 Taxes:1485.55
20160603-0055925

WARRANTY DEED

16227

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $401,500.00.

Affiant

Subscribed and sworn to before me as of the 31st day of May, 2016.

Notary Public

My Commission Expires: 3/7/2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
David L. Carter Annette L. Fletcher 4225 Stone Hall Boulevard Hermitage, TN 37076-2093	SAME	085-04-0A-230.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Albert D. Camma and Holly C. Camma, husband and wife,** hereinafter referred to as "Grantors," have bargained and sold, and by these presents do transfer and convey unto **David L. Carter and Annette L. Fletcher, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Final Plat, The Reserve at Stone Hall (Formerly Eversong At Ravenwood), Phase 1, Section 2B, Planned Unit Development, A Cluster Lot Subdivision of record in Plat at Instrument No. 20131004-0104209, amended in Instrument No. 20131014-0107217, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Warranty deed from E. Phillips Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130905-0093414 Register's Office for Davidson County, Tennessee, dated September 03, 2013 and recorded on September 05, 2013.

Being the same property conveyed to Albert D. Camma and Holly C. Camma, husband and wife by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20140522-0044110 Register's Office for Davidson County, Tennessee, dated May 20, 2014 and recorded on May 22, 2014.

Being also known as 4225 Stone Hall Boulevard, Hermitage, TN 37076-2093.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantees" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.

2. Taxes for the year 2016.

3. Subject to all matters shown on the Plan of record as Instrument Number 20131004-0104209, as amended in Instrument No. 20131014-0107217, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090310-0021482, amended in Instrument Number 20090407-0031921, Instrument Number 20090515-0044929, as amended and restated in Instrument Number 20090623-0058338, and further amended and restated in Instrument Number 20120202-0009628, and supplemented in Instrument Number 20120207-0011118, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Easement for Water Line of record in Instrument Number 20060801-0093487, in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument Number 20070730-0089806 and in Instrument Number 20060809-0097670, in the Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument Number 20120730-0066771, in the Register's Office for Davidson County, Tennessee.

8. Certification of Grant of Right-of-Way and Road Construction of record in Instrument Number 20090421-0036252, in the Register's Office for Davidson County, Tennessee.

9. Deed for an Easement for a Water Line of record in Book 4212, Page 147, in the Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20100720-0056497, in the Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument Number 20030328-0040734, in the Register's Office for Davidson County, Tennessee.

12. Agreed Order of record in Instrument Number 20100106-0001301, in the Register's Office for Davidson County, Tennessee.

13. Easement Agreement of record in Book 7292, Page 968, in the Register's Office for Davidson County, Tennessee.

14. Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20011024-0116287, in the Register's Office for Davidson County, Tennessee.

15. Flow Easement of record in Book 2244, Page 399, in the Register's Office for Davidson County, Tennessee.

16. Sanitary Sewer Easement of record in Instrument Number 20100720-005652, in the Register's Office for Davidson County, Tennessee.

17. Agreement for Dedication of Easement of record in Instrument Number 20140821-0076185, in the Register's Office for Davidson County, Tennessee.

18. Subject to rights of others in and to the common areas and/or elements.

19. The taxes for 2016 have been prorated at closing and are assumed by Grantees.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their name to be affixed hereto as of the 31st day of May, 2016.

Albert D. Camma by Michael B. McKee, Attny in fact
Attorney-in-Fact

Holly C. Camma by Michael B. McKee, Attny in fact
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael B. McKee as Attorney-in-Fact for Albert D. Camma and Holly C. Camma,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Albert D. Camma and Holly C. Camma, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of Albert D. Camma and Holly C. Camma, for the purpose contained herein.

Witness my hand and official seal in Nashville, Tennessee, this 31st day of May, 2016.

Notary Public

My Commission Exp. 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith