Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$128,000.00 Cassie Pulley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3 day of June, 2016. Kayla R. Anderson
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-2018
(AFFIX SEAL)

KAYLA R. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
BACON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric V. Rager Laurienda Rager 722 Rachels Trail Hermitage, TN 37076	Movement Mortgage 841 Seahawk Circle Virginia Beach, VA 23452	075.07-0-212.00

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 acknowledged, we,

Marcella Ann Williamson, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Eric V. Rager and Laurienda Rager, 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:

Land in Davidson County, Tennessee, being Lot No. 37A on the Plan of Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48, Rachel Square, Section Two of record in Book 6250, Page 540, Register's Office for Davidson County, Tennessee, amending Section Two, Rachel's Square of record in Book 5200, Page 623, as amended in Book 6231, Page 64, and corrected in Book 6231, Page 66, said Register's Office.

Being the same property conveyed to Marcella Ann Williamson, an unmarried woman, by Warranty Deed from Lisa S. Williams Sharp, an unmarried woman, dated November 29, 2001, of record in Instrument Number 20011213-0137490, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6250, Page 540, revising Book 5200, Page 623, as amended and corrected in Book 6231, Page 64 and Book 6231, Page 66, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6455, Page 135, DCCR in Book 6619, Page 777, amended in Book 8030, Page 757, Rules and Regulations in Book 11627, Page 594 and Instrument Number 20070619-0013174, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 6683, Page 576, said Register's Office.
5) Property is subject to the By-Laws in DCCR of record in Book 6619, Page 777, amended in Book 8030, Page 757, said Register's Office.
6) Property is subject to an Easement to Comcast of Nashville of record in Instrument Number 20120521-0043892 and Instrument Number 20150211-0012558, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **722 Rachels Trail, 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 my hand(s) this 3rd day of June, 2016.

Marcella Ann Williamson
Marcella Ann Williamson

BILL GARRETT, Davidson County
Trans: T20160048107 DEEDWARR
Recvd: 06/07/16 14:43 2 pgs
Fees: 13.00 Taxes: 473.60

20160607-0057470

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marcella Ann Williamson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076