WARRANTY DEED

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 day of July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtis Anthony Dewey	Renasant Bank	186 04 0A 116.00
(NAME)	(NAME) 2001 Park Place North,	
8180 Middlewick Lane	Ste. 650	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/18/16 08:49 3 pgs
Fees:18.00 Taxes:1453.73
20160718-0073225

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, **Tobias C. Cahoon and Malissa A. Cahoon, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Curtis Anthony Dewey, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 309 on the Plan of Final Plat Burkitt Place, Phase 2B, Cluster Lot Subdivision, of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tobias C. Cahoon and Malissa A. Cahoon, husband and wife by Warranty Deed from Glenn Mizell and wife, Amy Mizell, dated 07/11/2014, recorded 07/17/2014 of record in Instrument No. 20140717-0063114, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Instrument No. 0070222-0021966; (2) Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20060306- 0025388; (3) Deed Easement contained in Warranty Deed of record in Book 1481, Page 273; (4) Easement and Contribution Agreement of record in Instrument No. 20050816-0096915; (5) Agreement for Dedication of Easement of record in Instrument No. 20050908-0108101; (6) Easement Agreement of record in Instrument No. 20060317-0030915; (7) Stormwater Detention Agreement of record in Instrument No. 20060427-0048083; (8) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724-0087659; (9) Boundary Map of record in Instrument No. 20050920-0113225; (10) Quit Claim Deed of record in Instrument No. 20071220-0145868; (11) Assignment of Developer's Rights of record in Instrument No. 20120106-0001500, in the Register's Office for Davidson County, Tennessee.

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.

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8180 Middlewick Lane, Nolensville, TN 37135
(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), his heirs and/or 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), his heirs and/or 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 11 day of July, 2016.

Tobias C. Cahoon

Malissa A. Cahoon

STATE OF Florida

COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tobias C. Cahoon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July, 2016.

Notary Public Katherine A Robinson Buchanan
My Commission Expires: 4/15/18

STATE OF Florida

COUNTY OF Okaloosa

KATHERINE A. ROBINSON-BUCHANAN
Notary Public - State of Florida
Commission # FF 121499
My Comm. Expires Apr 15, 2018

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malissa A. Cahoon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July, 2016.

Notary Public
My Commission Expires: 4/15/18
Katherine A Robinson Buchanan

KATHERINE A. ROBINSON-BUCHANAN
Notary Public - State of Florida
Commission # FF 121499
My Comm. Expires Apr 15, 2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File No.: 01288-32053
SMG TN Warranty Deed

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).