WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/16 10:25 3 pgs
Fees:18.00 Taxes:1054.13
20160729-0078284

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $284,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 28TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/28/17

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 250 Board Lane, G-104, Franklin, TN 37067
file # 16-NEW CECIL JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Clay M. Cecil		181-01-0-B-273.00 CO
7713 Sunbar Lane		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

ARISMEL ARANA, AND HUSBAND, JOHN COLEMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLAY MILLER CECIL, AN UNMARRIED MAN

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 111, 2ND ADDITION TO SUGAR VALLEY, SECTION ONE OF PHASE THREE, as shown on plat of record in Instrument No. 20071214-0143931, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arismel Arana and John Coleman by Warranty Deed from On Point Construction Company, Inc., a Tennessee Corporation, recorded on the 3rd day of June, 2013 in Instrument No. 20130603-0055453, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND ADDITION TO SUGAR VALLEY, SECTION ONE OF PHASE THREE, as recorded in Instrument No. 20071214-0143931 and Plat Book 9700, Page 374, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14, Instrument Nos. 20030708-0093637, 20040203-0013041, 20050106-0002201 and 20071214-0143932, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 11069, Page 24.

f. Charter of Homeowners Association recorded in Book 11069, Page 6.

g. Easement for Wall, recorded in Instrument No. 20040205-0014018.

h. Easement for Drainage/Appurtenances, recorded in Instrument No. 20110708-0052329.

i. Stormwater Detention Agreement recorded at Instrument Nos. 20040305-0025147 and 20060809-0097605.

j. Conveyance For Open Spaces/Common Areas recorded at Instrument Nos. 20000425-0041128, 20130523-0052430, and 20130523-0052433.

k. Subject to Flow of Mill Creek.

l. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

m. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

n. Property taxes for the current year.

This is improved property known as 7713 Sunbar Lane, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 28th day of July, 2016.

X _____

Arismel Arana

_____

John Coleman

STATE OF South Carolina
COUNTY OF Beaufort

Personally appeared before me, a Notary Public of said County and State, ARISMEL ARANA AND JOHN COLEMAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bluffton, SC this 27 day of July, 2016.

_____

Notary Public

My Commission Expires: _____

File #: 16-8328 CECIL JV

GREG JOHNSON
Notary Public, South Carolina
My Commission Expires
March 8, 2023

True Copy Certification

I, Jamie Ivey, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY