Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans:T20160068713 DEEDWARR
Recvd: 08/09/16 09:02 2 pgs
Fees:13.00 Taxes:1367.15
20160809-0082579

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $369,500.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2016.

Notary Public

My commission expires: 1-24-17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen Shook **Jessica N. Shook**	**New Owner**	**Map/Parcel: 155-08-0-C-125.00**
7112 Forrest Oaks		
Nashville, TN 37221		

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,

William Lynn Humphrey and Eileen M. Humphrey, husband and wife

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

Stephen Shook and Jessica N. Shook, 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. 125, on the Plan of Poplar Creek Estates, Phase Two (2), a Planned Unit Development, of record in Plat Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Lynn Humphrey and Eileen M. Humphrey, husband and wife, by Warranty Deed, from Michael E. Bruff and wife, Cheri H. Bruff, dated September 10, 1998, of record in Book 11113, Page 426, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 339 and Book 6900, Page 347, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 7120, Page 125, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6613, Page 705, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6613, Page 533, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Instrument No. 20011017-0113305, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 7900, Pages 888-889 and Instrument No. 20010911-00984181, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

OAKS WLH EMH

This is improved property known as 7112 Forrest ~~Oakes~~, Nashville, TN 37221.

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 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/our hand(s) this 5th day of August, 2016.

William Lynn Humphrey

Eileen M. Humphrey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William Lynn Humphrey and Eileen M. Humphrey, husband and wife, 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 he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2016.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 25, 2017

File #: **160442JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027