(1) Return to: Bridgehouse Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160069559 DEEDWARR
Recvd: 08/11/16 10:17 2 pgs
Fees: 13.00 Taxes: 814.00
20160811-0083543

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Williams	SWBC Mortgage Corp.	Parcel ID:
6129 Hampton Hall Way	9311 San Pedro #100	098050A04300CO
Hermitage, TN 37076	San Antonio, TX 78216	

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

Wayne J. Carrow and wife, Barbara A. Carrow

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John Williams , a single man and Jessica Moore, a single woman, as joint tenants with right of survivorship

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. 156 on the Plan of Section One, Hampton Hall, of record in Book 9700, pages 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wayne J. Carrow and wife, Barbara A. Carrow by deed from Michael F. Hill and wife, Salisha Hill, f/k/a Salisha Sobrattee, of record in Instrument 20130719-0074787, said Register's Office, dated July 17, 2013.

This conveyance is subject to Restrictive Covenants of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 947, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 9700, Page 216 and Page 290 and 291; (3) Quitclaim Deed to Hampton Hall Homeowners Association for common area of record in Book 10420, page 359; and (4) Stormwater Detention Agreement of record in Book 10584, page 114, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6129 Hampton Hall Way, Hermitage, TN 37076

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 our hands this 5th day of August, 2016.

Wayne J. Carrow

Barbara A. Carrow

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.