WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070714 DEEDWARR
Recvd: 08/15/16 14:46 2 pgs
Fees:13.00 Taxes:697.45
20160815-0084963

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August 2016

JAnderson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MST 2016-1039 (Seller)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mattie Goostree	New Owner	182-06-0A-279.00-CO
(NAME)	(NAME)	
8508 Lawson Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James Bachman and Cortney Bachman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mattie Goostree, a single person,** 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. 344 on the Plan of Final Plat for Cluster-Lot Subdivision Old Hickory Hills, Phase Three-Section One of record in Plat at Instrument No. 20060420-0045296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Bachman and Cortney Bachman, husband and wife by Warranty deed from Celebration Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150123-0006594 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 23, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20060420-0045296, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee, Charter for Old Hickory Hills Homeowners Association of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee. Rules and Regulations for Old Hickory Hills Homeowners Association of record in Instrument No. 20151229-0130686, in the Register's Office for Davidson County, Tennessee. Sewer & Drainage Easement of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee. Right of adjoining owners of record in Book 6013, Page 187, in the Register's Office for Davidson County, Tennessee. Easement to United Telephone Company of record in Instrument No. 20020123-0009339, in the Register's Office for Davidson County, Tennessee.

Easement for ingress & egress easement to cemetery of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20150123-0006594 in the Register's Office for Davidson County, Tennessee.

This property, known as 8508 Lawson Drive, Antioch, TN 37013
(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/our hand(s) this 12 DAY OF August 2016.

James Bachman

James Bachman

Cortney Bachman

Cortney Bachman

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Bachman and Cortney Bachman, husband and wife, with whom I am personally acquainted (or provided 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, this the 12 day of August, 2016.

K Lloyd

Notary Public

My Commission Expires: 7-11-20

