# WARRANTY DEED

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2016

Notary Public

MY COMMISSION EXPIRES: 7-24-2019

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Ralph L. Mason and Louise G. Mason | Ralph L. Mason and Louise G. Mason | 64-3C-28 |
| (NAME) | (NAME) | |
| 1101 Safety Harbor Cove | 1101 Safety Harbor Cove | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Old Hickory, TN 37138 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20162126 |

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, **I, ANITA J. VALLETT**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **RALPH L. MASON AND WIFE, LOUISE G. MASON**, 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. 209 on the Final Plat of Phase Four, Section One, Brandywine Pointe, as of record in Book 7900, pages 539 and 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William L. Vallett, Jr. and wife, Anita J. Vallett by deed from Brandywine Pointe Partners, L.P., a Tennessee limited partnership, dated June 25, 1993, of record in Book 8994, page 182, Register's Office for Davidson County, Tennessee. The property was further conveyed to Anita J. Vallett by deed from William L. Vallett, Jr., dated October 9, 1997, of record in Book 10644, page 812, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 7900, pages 539 and 540, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Brandywine Pointe and the By-Laws appended thereto, of record in Book 8120, page 188, Book 8671, page 484, Book 8695, page 379, Book 8980, page 59, Book 9010, page 627, Book 9145, page 957, Book 9576, page 846, Book 9776, page 427, Book 10447, page 711, Book 10684, page 324 and Book 10721, page 836, said Register's Office; and (c) Easement for the flow of the waters of the Old Hickory Lake and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of Old Hickory Lake, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Old Hickory Lake.

Unimproved ☐

This is improved ☒ property, known as 1101 Safety Harbor Cove, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20160087268 DEEDWARR
Recvd: 10/04/16 13:37 2 pgs
Fees: 13.00 Taxes: 5106.00
20161004-0104704

Witness my hand this 3rd day of October, 2016

Anita J. Vallett

STATE OF TENNESSEE )
COUNTY OF SUMNER )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anita J. Vallett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2016.

Notary Public
My Commission Expires: 4/19/17

