BILL GARRETT, Davidson County
Trans:T20160096487 DEEDWARR
Recvd: 11/01/16 11:25 2 pgs
Fees:13.00 Taxes:758.50
20161101-0115368

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Karen D Fultz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2016.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-6541S

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen D. Fultz, unmarried (NAME)	New Owner's (NAME)	26-7-184
103 Tudor Court (STREET ADDRESS)	\\ (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	\\ (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Leigh Ann Pemberton, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen D. Fultz, unmarried,** 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. 296 on the plan of WINDSOR GREEN, PHASE II-SECTION III, of record in Plat Book 6900, Page 845, Register's Office for said County.

Said Lot No. 296 fronts 35.00 feet on the northwesterly margin of Tudor Court and extends back 114.08 feet on the easterly line and 129.73 feet on the broken southwesterly line to a dead line in the rear, measuring 141.74 feet thereon.

BEING the same property conveyed to Leigh Ann Pemberton from John N. Bland and wife, Loretta B. Bland, by Warranty Deed dated March 31, 2005, as Instrument No. 20050401-0035593, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6406, page 929, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 845, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 8192, Page 65 and in Book 6396, page 542, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary sewers as recorded in Book 6117 page 290, Register's Office for Davidson County, Tennessee.

8. Easement to Madison Suburban Utility District as recorded in Book 4377, Page 94, Book 6636, Page 824 and in Book 7410, page 996, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 103 Tudor Court, Goodlettsville, TN 37072.

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. Whenever 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 31st day of October, 2016.

Leigh Ann Pemberton

Leigh Ann Pemberton

October 31, 2016
Date

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 Leigh Ann Pemberton, unmarried, the bargainor(s), 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, this 31st day of October, 2016.

My Commission Expires: 3/27/18

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066