BILL GARRETT, Davidson County
Trans: T20160097488 DEEDWARR
Recvd: 11/03/16 13:18 2 pgs
Fees: 13.00 Taxes: 776.63
20161103-0116524

Warranty Deed

Julie Hamilton State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/3/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Roberts and Joanna Pace 1625 Aaronwood Drive Old Hickory, TN 37138	New Owner	063-16-0-B-041.00 CO

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,

Brandon L. Cline and wife, Misty M. Cline

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lindsay E. Roberts, aka Lindsay Roberts, an unmarried woman, and Joanna B. Pace, an unmarried woman

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, TN, BEING Lot No. 132, on the Plan of Hampton Park (formerly Chitwood Downs, A Planned Unit Development), of record in Plat Book 6900, Pages 550-552, and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to change name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Brandon L. Cline and wife Misty M. Cline by deed from Terri W. Caldwell and husband Henry L. Caldwell Jr. dated August 24, 2006 of record in Instrument Number 20060825-0105388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6900, Page 550-552, Certificate of Correction to Plat of record in Book 7462, Page 445 and Book 8110, Page 401, Amendment of record in Book 8181, Page 112, all of record in Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7351, Page 852, amended in Book 7451, Page 739, Book 8181, Page 112, and Book 8336, Page 393, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA charter of record in Book 7431, Page 204, amended in Book 8517, Page 762 and Book 8833, Page 216, said Register's Office.
5) Property is subject to easement for Sanitary Sewers/Storm Drainage granted to Metropolitan Government of record in Book 11030, Page 740 and Book 11030, Page 785, said Register's Office.
6) Property is subject to Conveyance to Identify Open Space and Flood Plain of record in Book 8207, Page 276, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1625 Aaronwood Drive, Old Hickory, TN 37138**
(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 our hand(s) this 1st day of November, 2016.

Brandon L. Cline

Misty M. Cline

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brandon L. Cline and Misty M. Cline, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076