(3)

BILL GARRETT, Davidson County
Trans:T20160099997 DEEDWARR
Recvd: 11/14/16 09:46 2 pgs
Fees:13.00 Taxes:845.08

20161114-0119487

WARRANTY DEED

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John G. Shumaker	John G. Shumaker	151-09-0-A-158.00
(NAME)	(NAME)	
105 Cambridge Close	105 Cambridge Close	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Robert W. Trivette and wife, Cathy A. Trivette,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John G. Shumaker, III, unmarried, and Martha C. Bennett, unmarried, as tenants in common 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. 158, on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, pages 763 and 764, corrected in Book 9473, page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Trivette and wife, Cathy A. Trivette, by Warranty Deed from Elisabeta Gabriela Gheorghe and husband, Constantin Gheorghe, dated December 20, 2005, of record in Instrument No. 20051229-0156070, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees. All matters appearing on the Plan of record in Book 7900, pages 763 and 764, corrected in Book 9473, page 43; Easement to TVA/ USA of record in Book 2336, page 532 and Book 4428, page 568, and judgment for easement of record in Book 4535, page 351; Easement to Metro Davidson County of record in Book 4717, page 515; Easement for water mains of record in Book 8197, page 288; Deed of conveyance to Metro Davidson County for water mains of record in Book 9988, page 821; Quitclaim Deed to Homeowners Association for common area of record in Book 9432, page 792; Charter of Homeowners Association of record in Book 9433, page 953; Restrictions of record in Book 9430, page 251; Book 9534, page 938; Book 9534, page 942 and Instrument No. 20130226-0019266; By-Laws of Long Hunter Chase of record in Book 9430, page 251; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 105 Cambridge Close, 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 our hands this 8th day of November, 2016.

Robert W. Trivette By: his attorney in fact

Robert W. Trivette
By: Bryan D. Spicer, Attorney-in-Fact

Cathy A. Trivette By: her attorney in fact

Cathy A. Trivette
By: Bryan D. Spicer, Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Robert W. Trivette and Cathy A. Trivette, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Robert W. Trivette and Cathy A. Trivette, the within named bargainors by the said Bryan D. Spicer as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of November, 2016.

Kimberly Beard

Notary Public
My Commission Expires: _____

File No.: 23931A

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019