WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113417 DEEDWARR
Recvd: 12/27/16 10:09 2 pgs
Fees:13.00 Taxes:3089.13
20161227-0135328

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 834,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Brock (NAME)	Duntrust Mtg (NAME)	131-02-4-F 002.00CO
4203B Hood Ave (ADDRESS)	P.O. Box 79041 (ADDRESS)	
Nashville TN 37215 (CITY) (STATE) (ZIP)	Baltimore MD 21279 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Scott D. Symons and Beth E. Symons, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto John Brock and Jaqueline Brock, husband and wife, hereinafter called the GRANTEE(S), 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 Unit No. B on the Plan of Homes At 4203 Hood Avenue, a Horizontal Property Regime With Private Elements, Plat shown as Exhibit "C" in the Declaration of Covenants Conditions and Restrictions, of record in 20141204-0111400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott D. Symons and Beth E. Symons, husband and wife by Warranty Deed from J. Miller Enterprises, LLC, A Tennessee Limited Liability Company dated August 25, 2015 and recorded August 27, 2015 of record in Instrument No. 20150827-0086676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Book 843, page 66; (2) Covenants, conditions, easements and restrictions recorded in Instrument No. 20141204-0111400; (3) Charter of Homeowners Association recorded as Instrument No. 20141204-0111380 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01288-34986
SMG TN Warranty Deed

This is improved ☑ property, known as 4203B Hood Avenue, Nashville, TN 37215
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of November, 2016.

Scott D. Symons

Beth E. Symons

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott D. Symons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26TH day of NOVEMBER, 2016.

Notary Public
My Commission Expires: 07/19/2019

SHIMA SALMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beth E. Symons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of NOVEMBER, 2016.

Notary Public
My Commission Expires: 07/19/2019

SHIMA SALMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129