WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001711 DEEDWARR
Recvd: 01/09/17 08:41 2 pgs
Fees:13.00 Taxes:758.50
20170109-0001952

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2017

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tara M. Evitt	Bank of America, NA	053-9-B-185
(NAME)	(NAME)	
1000 Pawnee Trail	4500 Amon Carter Blvd., Mail Code: TX2-979-02-11	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Fort Worth, TX 76128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162949

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, VERONICA ACOSTA**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **TARA M. EVITT**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 100, Section Five, Cumberland Station at Wilson Camp, of record in Instrument 200601180006553, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Veronica Acosta and Absalon Acosta by Warranty Deed from Randall Phillips Homes, LLC dated October 27, 2006 and filed of record in Instrument 20061101-0135487, Register's Office for Davidson County, Tennessee. The said Absalon Acosta is now deceased, leaving the said Veronica Acosta the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument 20011015-0112096, amended in Instrument 20020919-0114055, further amended in Instrument 20031030-0159798, Instrument 20060213-0017249 and Instrument 20061024-0131768 and to the Restrictions set out in Book 10585, page 496, Stormwater Detention Agreements of record in Instrument 20030512-0063102, Instrument 20031114-0166975 and Instrument 20050511-0053113, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1000 Pawnee Trail, Madison, TN 37115
(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.

Witness my hand this 6th day of January, 2017

Veronica Acosta

Veronica Acosta

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Veronica Acosta, 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 6th day of January, 2017

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY