Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20170008338 DEEDWARR
Recvd: 01/30/17 09:41 2 pgs
Fees:13.00 Taxes:1054.50
20170130-0009425

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$285,000.00** Coreen Newcomb
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th day of January, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

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
Effrin Reeder 224 Windmill Trail Hermitage, TN 37076	First Community Mortgage Inc. 975 Robert Rose Drive Murfreesboro, TN 37129	086-12-0-A-100.00 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,

Nathan Faulkner and wife, Fallen Faulkner AKA Fallan Faulkner

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

Effrin Reeder, and unmarried person

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 located in Davidson County, Tennessee, and being known and designated as all of Lot No. 100, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument Number 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nathan Faulkner and wife, Fallen Faulkner, tenants by the entirety, by Warranty Deed from Wright Farms, LLC, a Tennessee limited liability company, dated March 23, 2015, of record in Instrument Number 20150327-0026488, Register's Office for Davidson County, TN. Fallen Faulkner and Fallan Faulkner is one and the same person.

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 Instrument Number 20140328-0025675, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20060627-0076734 amended in the following Instrument Numbers, 20110831-0067559, 20140213-0012929 and 20150928-0098458, Register's Office for Davidson County, Tennessee.
4) Property is subject to a Stormwater Detention Agreement to the Metropolitan Government of Nashville of record in Instrument Number 20031106-0162953, said Register's Office.
5) Property is subject to an Easement for Entrance Signs to the Tulip Grove HOA of record in Instrument Number 20070420-0047318, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **224 Windmill Trail, Hermitage, TN 37076**
(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 26 day of January, 2017.

Nathan Faulkner

Fallan Faulkner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nathan Faulkner and Fallan Faulkner, 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 26th day of January, 2017.

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