2

WARRANTY DEED

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 01-06-20

(AFFIX SEAL)

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC

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
Flora Wilhite Tydings	New Owner	085-04-0-A-232.00 CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
5101 Mountainbrook Circle		Trans:T20170015004 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 02/21/17 10:16 2 pgs
Hermitage, TN 37076		Fees:13.00 Taxes:1524.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170221-0017060

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, **Michael W. Barger and Laura L. Barger, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Flora Wilhite Tydings, marrried,** HEREINAFTER CALLED THE GRANTEE, HER 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. 232 on the Final Plat of The Reserve at Stone Hall, (formerly Eversong at Ravenwood), Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael W. Barger and Laura L. Barger, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated April 18, 2014, of record in Instrument No. 20140423-0034284, 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 Grantee; all matters appearing on the Plat of record in Instrument No. 20091004-0104209 and Instrument No. 20131014-0107217; Restrictions of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472; Easement for water line of record in Book 4212, page 147; Easement for water line and maintenance of record in Instrument No. 20060801-0093487; Easement agreement of record in Book 7292, page 968; Easement for flowage of record in Book 2244, page 399; Agreed Order of record in Instrument No. 20100106-0001301; Stormwater Detention Agreement of record in Instrument No. 20060809-0097670 and Instrument No. 20070730-0089806; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20090615-0055321 and Instrument No. 20120730-0066771; Agreement for dedication of easement for water mains and appurtenances of record in Instrument No. 20030328-0040734; Certification of grant of right of way and road construction of record in Instrument No. 20090421-0036252; Agreement for dedication of easement for sanitary sewers and/ or storm drainage,

water mains, pumps and appurtenances of record in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5101 Mountainbrook Circle, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 16th day of February, 2017.

Michael W. Barger by Laura L. Barger, his Attorney-in-Fact

Laura L. Barger

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Laura L. Barger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Michael W. Barger, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Michael W. Barger, the within named bargainor by the said Laura L. Barger, as such Attorney-in-Fact.

Witness my hand and official seal in Mount Juliet, Tennessee this 16th day of February, 2017.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

State of Tennessee
County of WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Laura L. Barger, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 16th day of February, 2017.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

File No.: 24751