WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018033 DEEDWARR
Recvd: 03/02/17 09:56 2 pgs
Fees:13.00 Taxes:582.75
20170302-0020630

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jamie L. Macknair, unmarried	Acopia	26-6A-36
(NAME)	(NAME)	
105 Canton Court	306 Northcreek Blvd #100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170235

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/we, Barbara D. Eby, single, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jamie L. Macknair, unmarried, 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 situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 36, on the plan of Townhomes at Windsor Green, Phase 1, which is of record in Book 8250, Page 995, 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 Barbara D. Eby by Warranty Deed from Dial Properties, LLC, dated July 16, 2001 and filed of record in Instrument No. 20010719-0076838, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions and bylaws appearing of record in Book 11164, page 69, as amended in Instrument No. 20011108-0122758 and Instrument No. 20140523-0044903, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to a Shared Driveway Easement of record in Instrument No. 20020913-0111699, said Register's Office.

Subject to a Cable Television Easement and Maintenance Agreement of record in Book 11534, Page 618, said Register's Office.

Subject to Agreement for Dedication of Easement for Sanitary Sewers of record in Book 6117, Page 290, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 105 Canton Court, Goodlettsville, TN 37072
(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.

7400

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 27th day of February, 2017

Barbara D. Eby

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara D. Eby, 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 27th of February, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017