WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derick W. Hall	New Owner	098-09-0A-101.00-CO
(NAME)	(NAME)	
5317 Mast Point		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170019844 DEEDWARR
Recvd: 03/08/17 10:09 2 pgs
Fees:13.00 Taxes:1065.60

20170308-0022831

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, **Randy D. Carter and Delores Carter, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Derick W. Hall and Brandie Hall, 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 all of Lot No. 184 on the Plan of Phase Three-A, Lakeshore, of record in Plat Book 8250, Page 209, 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 Randy D. Carter, unmarried by Deed from Frank Batson Homes, Inc., dated 10/15/1993, recorded 10/19/1993, of record in Book 9119, Page 687, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 8250, Page 209, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 7572, Page 669, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Easement of record in Book 370, Page 444, in the Register's Office for Davidson County, Tennessee; (4) Easement contained in Quitclaim Deed of record in Book 633, Page 568, in the Register's Office for Davidson County, Tennessee; (5) Easement contained in Installment Deed of record in Book 1055, Page 247, in the Register's Office for Davidson County, Tennessee; (6) Easement contained in Davidson County Warranty of record in Book 1298, Page 132, in the Register's Office for Davidson County, Tennessee; (7) Easement contained in Exchange Plant Permit of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee; (8) Boundary Plat of record in Book 6900, Page 683, in the Register's Office for Davidson County, Tennessee; (9) Quitclaim Deed of record in Book 9984, Page 652 and Book 10447, Page 932, in the Register's Office for Davidson County, Tennessee; (10) Charter of Lake Shore Homeowners' Association of record in Book 7892, Page 464, in the Register's Office for Davidson County, Tennessee; and (11) Charter contained in Articles of Incorporation of record in Book 8709, Page 424, 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 ☐

This is improved ☑ property, known as 5317 Mast Point, 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(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 3rd day of March, 2017.

Randy D. Carter

Delores Carter

State of Tennessee
County of Wilson

Personally appeared before me Randy D. Carter and Delores Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of March, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

STATE OF TENNESSEE NOTARY PUBLIC
TRACEY TRUMPHOUR
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122