WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36583

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan D. Caplan	Jonathan D. Caplan	142-16-0G-004.00-CO
(NAME)	(NAME)	
100 Hicks Road	100 Hicks Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170026437 DEEDWARR
Recvd: 03/29/17 12:18 2 pgs
Fees:13.00 Taxes:906.50
20170329-0030545

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, I, **Gloria P. Hudson NKA Gloria P. Fortner**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jonathan D. Caplan and wife, Kathy M. Caplan**, 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 Unit No. 4, on the Final Plat, Devon Close Town Homes, a Horizontal Property Regime, of record in Plat Book 9700, Page 86, as further established by Master Deed of record in Book 9747, Page 278, 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 Gloria P. Hudson by Warranty Deed from Beatrice C. Stoops, dated 08/01/2006, recorded 08/08/2006, of record in Instrument No. 20060808-0097398, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gloria P. Fortner by Quit Claim Deed from Gloria P. Hudson, dated 12/19/2011, recorded 12/27/2011, of record in Instrument No. 20111227-0100992, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 9700, Page 86, in the Register's Office for Davidson County, Tennessee.
All matters shown on the Boundary Plat of record in Plat Book 6900, Page 398, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 9747, Page 278, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8120, Page 402, Second Subsequent Amendment to the Declaration of record in Book 8180, Page 230, Third Subsequent Amendment to the Declaration of record in Book 8181, Page 62, First Amendment to By-Laws of

record in Book 8180, Page 232, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7517, Page 283, First Subsequent Amendment to the Declaration of record in Book 7517, Page 367, Second Subsequent Amendment to the Declaration of record in Book 8180, Page 222, in the Register's Office for Davidson County, Tennessee.
Right of Way Deed of record in Book 2544, Page 385, in the Register's Office for Davidson County, Tennessee.
Easements of record in Book 4594, Page 650, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line and Ingress and Egress to Water Tank Site of record in Book 5459, Page 654 and Book 5473, Page 171, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of a Public Utilities Easement of record in Instrument No. 20110629-0049687, 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 100 Hicks Road, Nashville, TN 37221
(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 my hand this 23 day of March, 2017

Gloria P. Fortner

~~Gloria P. Hudson FKA~~ Gloria P. Fortner

State of Tennessee
County of Williamson

Personally appeared before me ~~Gloria P. Hudson FKA~~ Gloria P. Fortner, 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 seal this 23rd day of March, 2017.

Notary Public

My Commission Expires: 8/27/17

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-36583
SMG TN Warranty Deed