BILL GARRETT, Davidson County
Trans:T20170039033 DEEDWARR
Recvd: 05/08/17 14:50 2 pgs
Fees:13.00 Taxes:3219.00
20170508-0045588

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5411

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $870,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2017.

Notary Public
My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cary W. Stimson Majken Stimson 4166 Outer Dr. Nashville, TN 37204	NEW OWNERS	132-05-0J-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Amy C. Robertson and Carl P. Marshall, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cary W. Stimson and Majken V. Stimson, husband and wife,** 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 in Davidson County, Tennessee, being Unit B, of Outer Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions, and Restrictions for Outer Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20081009-0102468, Register's Office for said County, to which plan reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Outer Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081009-0102468, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Amy C. Robertson and Carl P. Marshall, wife and husband by Warranty Deed from James H. Jamieson and wife, Macon H. Jamieson, recorded on the 19th day of December, 2014 in Instrument No. 20141219-0116424, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4166 Outer Drive, Nashville, TN 37204

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2017.

Amy C. Robertson

Carl P. Marshall

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Amy C. Robertson and Carl P. Marshall**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2017.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019