This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

BILL GARRETT, Davidson County
Trans:T20170051288 DEEDWARR
Recvd: 06/15/17 14:11 2 pgs
Fees:13.00 Taxes:555.00
20170615-0060258

ADDRESS NEW OWNER:
Mark Rose
676 Flintlock Ct.
Nashville, TN 37217

SEND TAX BILL TO:
SAME

Map/Parcel: **135-16-B-136.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KYLER C. WETHERINGTON, married,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **MARK ROSE, an unmarried man,** hereinafter called the "GRANTEE," his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 136 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, Tennessee, together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village-Tract 11 of record in Instrument Number 20021120-0143949, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of Woodbridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restriction of record in Deed Book 4827, Page 14 and Book 5469, Page 840, and Book 7751, Page 907, and Instrument Number 20021104-0134724, 20030610-0086281, and 20021106-0136459, Register's Office of said County are incorporated in this deed by reference and a part hereof as though copied herein.

The captioned property is subject to matters on plat of record in Instrument Number 20021120-0143949, Register's Office of Rutherford County, Tennessee. See also, overhead line easement in favor of Metro Government of Nashville of record in Book 4821, page 105, and Book 4821, page 111; easements reserved and restrictions of record in Book 10110, page 854; stormwater detention agreement of record in Instrument No. 20020820-0100403; charter of incorporation of Woodridge at Nashboro Village HOA of record in Instrument No. 20021106-0136458; Quitclaim Deed to HOA for common elements, open space and common area of record in Instrument No. 20021120-0144369;

The captioned property is subject to restrictive covenants of record in Instrument No. 20021104-0134724, 20030610-0080281, and 20050520-0056888; Book 4827, page 14; Book 5469, page 840, Book 7751, page 907; and Instrument No. 20020507-0056331, Register's Office of Davidson County, Tennessee. See also, by laws of record in Instrument No. 20021106-0136459, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 676 Flintlock Ct., Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that the is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Ann Marie Wetherington, spouse of Grantor, joins in this conveyance for the purpose of releasing any interest she may have in the captioned parcel by virtue of marriage or otherwise.

WITNESS OUR HANDS this 13th day of June, 2017.

KYLER C. WETHERINGTON

ANN MARIE WETHERINGTON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Kyler C. Wetherington and Ann Marie Wetherington,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on the 13th day of June, 2017.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public
My Commission expires: 2-17-20

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$150,000.00.**

AFFIANT

Subscribed and sworn to before me on this 13th day of June, 2017.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 2-17-20