BILL GARRETT, Davidson County
Trans:T20170067181 DEEDWARR
Recvd: 08/04/17 08:16 2 pgs
Fees:13.00 Taxes:784.40
20170804-0079574

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-9126D

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	New Owner	
William Cartwright and Shauna Cartwright, husband and wife (NAME)	(NAME)	135-16-0A-035.00-CO
2429 Ravine Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joann Wade Sumrall and Frederick R. Sumrall, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Cartwright and Shauna Cartwright, 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:

Being Lot No. 51, on the plan of Subdivision of Tracts 8, 9, and 10, on the Plan of NASHBORO VILLAGE, of record in Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Joann Wade Sumrall and Frederick R. Sumrall, wife and husband from Jessica J. Jackson, unmarried, by Warranty Deed dated July 16, 2015, as Instrument No. 20150724-0073064, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 4827, Page 14; Book 5469, Page 840; Book 5465, Page 561; Book 7751, Page 907; and in Book 5588, page 429, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 186-189, Register's Office for Davidson County, Tennessee.
4. Easement to Metro Gov't as recorded in Book 4821, page 111, Register's Office for Davidson County, Tennessee.

5. Easement to Colonial Pipeline as recorded in Book 3955,Page 180 and in Book 4588, page 473, Register's Office for Davidson County, Tennessee.
6. Easement to Tennessee Power Co. as recorded in Book 437, page 14, Register's Office for Davidson County, Tennessee.
7. Charter of Homeowner's Association of record in Book 4828, Page 834 and in Book 5576, page 419, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2429 Ravine Drive, Nashville, TN 37217.

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.

Witness my/our hand(s) this 26th day of July, 2017.

Joann Wade Sumrall — July 26, 2017
Joann Wade Sumrall — Date

Frederick R. Sumrall — July 26, 2017
Frederick R. Sumrall — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Joann Wade Sumrall and Frederick R. Sumrall, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of July, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066