BILL GARRETT, Davidson County
Trans:T20170072391 DEEDWARR
Recvd: 08/21/17 15:04 3 pgs
Fees:18.00 Taxes:1128.50
20170821-0085728

File # 15517
Box 26b

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Hettie Thompson	{New Owner	}098130a03100co
{4820 Cape Hope Pass	{	}
{Hermitage, TN 37076	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Bill S. Darsinos and Bethany Darsinos, husband and wife (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Hettie Thompson, a single person (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the Second Civil District of Davidson County, Tennessee and being Lot No. 31 on the Plan of New Hope Point, Phase One, Section Three, as of record in Book 9700, page 480, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bill S. Darsinos, unmarried, by Warrant Deed from D.R. Horton, Inc., d/b/a Torrey Homes, of record in Book 11555, page 822, in the Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

Bethany Darsinos, spouse of Bill S. Darsinos, joins in this conveyance to convey any interest she may have in subject real property particularly any marital interest.

This is improved real property located on 4820 Cape Hope Pass, Hermitage, Tennessee 37076.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat of record in Book 9700, page 480, said Register's Office for Davidson County, Tennessee.

3. Matters shown on boundary plat of record in Book 9700, page 275, and corrected in Instrument No. 20010531-0056257, said Register's Office for Davidson County, Tennessee
4. Deed to New Hope Point HOA recorded in Instrument No. 2000060700566880, said Register's Office for Davidson County, Tennessee.
5. Charter of New Hope Point HOA recorded in Instrument No. 200006070056879, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants of record in Book 10290, page 1, and recorded in Instrument No. 200006280064247, book 10330, page 780, Book 10330, page 782, Book 10537,page 110, Book 10659, page 529, Book 11394, page 73 and Instrument No. 200006280064248 and Bylaws of record in Instrument No. 20080623-0064598, said Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 3911, page 875 and Instrument No. 20000621-0061593, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me this

15th day of August, 2017.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 3, 2021

Commission Expires: May 3, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee's, their heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns and against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of August, 2017.

BILL S. DARSINOS

BETHANY DARSINOS

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, personally appeared Bill S. Darsinos, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of August, 2017.

Notary Public

My Commission Expires: 1-6-19

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, personally appeared Bethany Darsinos, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of August, 2017.

Notary Public

My Commission Expires: 1-6-19

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY