WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170076112 DEEDWARR
Recvd: 08/31/17 09:02 2 pgs
Fees: 13.00 Taxes: 514.30
20170831-0089459

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,000.00.**

Amanda Minor
Affiant

Subscribed and sworn to before me this 25th day of August, 2017.

Notary Public
My Commission expires: 6/2/2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michelle Bethany Morris	PINNACLE BANK	153-16-0A-180.00
5976 Monroe Xing	150 3RD AVE. SOUTH, #900	
Antioch, TN 37013	,NASHVILLE, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Adam D. Spratt, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michelle Bethany Morris, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 318 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument Number 20080907-0110570, a revision of Instrument Number 20060824-0104715, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Adam D. Spratt, an unmarried man from Centex Homes, a Nevada General Partnership by Deed on February 22, 2007, of record in Instrument Number 20070223-0022728, Register's Office for Davidson County, Tennessee.

NOTE: This property was never used by the Grantor's spouse as a residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20060824-0104715, as amended in Instrument No. 20060907-0110570, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20031119-0168785, as amended and supplemented in Instrument No. 20060825-0105504, Instrument No. 20050609-0066104, and Instrument No. 20080812-0082993 Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Provincetown Homeowner's Association, Inc., of record in Instrument No. 20050803-0091277, Register's Office for Davidson County, Tennessee.
- Development and Easement Agreement of record in Instrument No. 20031124-0170577, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20030910-0132287, Register's Office for said County; Quitclaim Deed to Provincetown HOA conveying the Stream Buffers and Drainage Easements of record in Instrument No. 20080226-0018727, Register's Office for said County; Subject to all matters on boundary plat of record in Instrument No. 20040218-0018392, Register's Office for said County; Subject to all matters on plat of record in Instrument No. 20080729-0077388, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5976 Monroe Xing, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 25, 2017.

Adam Spratt

STATE OF Alabama

COUNTY OF Jefferson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam D. Spratt** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 25, 2017

TERESA C. HAM NOTARY PUBLIC JEFFERSON COUNTY, AL

Notary Public

My commission expires 10/18/2018