Bill Garrett Davidson County
Batch# 11890 DEEDWARR
10/11/2017 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20171011-0104483

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $389,900.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2017.

Notary Public

My commission expires:_____

(Notary Stamp)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erick C. Ernst	Fifth Third Mortgage ~~New Owner~~	**Map/Parcel: 172-05-0-B-165.00CO**
6016 Gessner Lane	5050 Kingsley Dr. MD-1MOCBQ	
Brentwood, TN 37027	Cincinnati, OH 45263	

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 HEREBY ACKNOWLEDGED, WE,

Casey James, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erick C. Ernst, an unmarried man

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 Lot No. 51 on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Casey James, a single man, by Warranty Deed, from Kenneth Long and wife, Kelly Long, dated August 6, 2014, of record in Instrument No. 20140807-0071374, Register's Office for Davidson County, Tennessee, and also by Quitclaims of record in Instrument No. 20141112-0104225 and Instrument No. 20141117-0105966, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20001122-0115320, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20001214-0123042, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7250, Page 761, Book 7121, Page 177, Book 7121, Page 185 and Book 7573, Page 231, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20001214-0123041, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 9700, Page 770, Register's Office for DAVIDSON County, Tennessee.
TVA Line Easement of record in Book 1174, Page 37 and Book 1205, Page 17, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed of common areas to HOA of record in Instrument No. 20050510-0052774 and Instrument No. 20110421-0030897, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No. 20001214-0123043, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6016 Gessner Lane, Brentwood, TN 37027.

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 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. 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 my/our hand(s) this 29th day of September, 2017.

Casey James by Kelli Pentzer attorney-in-fact

Casey James
By: Kelli Pentzer, Attorney-in-Fact

*Kelli Pentzer, spouse of Casey James, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Kelli Pentzer

Kelli Pentzer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kelli Pentzer,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Casey James for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Casey James, and is authorized by Casey James to execute this instrument on his/her behalf.

Witness my hand, at office, this 29th day of September, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 12, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kelli Pentzer, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 12, 2021

File #: **170598JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)