WARRANTY DEED

Bill Garrett Davidson County
Batch# 17234 DEEDWARR
10/24/2017 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20171024-0108774

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00 420,000.0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 2/27/19

(AFFIX SEAL)

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Puterbaugh	Franklin Synergy Bank	085-04-0-A-001.00
(NAME)	(NAME)	
4100 Stone Hall Blvd.	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Matthew Reiners, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Puterbaugh and David Puterbaugh, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 1b, a planned unit development, of record in Instrument No. 20110317-0020906, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Matthew Reiners, unmarried, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated April 30, 2012, of record in Instrument No. 20120507-0039448, Register's Office for Davidson County, Tennessee.

Clare Therese Reiners, spouse of Matthew Reiners, hereby joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20110317-0020906; Restrictions of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472; Easement for water lines and maintenance of record in Instrument No. 20060801-0093487; Easement for water line of record in Book 4212, page 147; Easement for sanitary sewers of record in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521; Easement of record in Instrument No. 20011024-0116287; Easement agreement of record in Book 7292, page 968; Agreement for dedication of easement for water mains and appurtenances of record in Instrument No. 20030328-0040734; Inspection and maintenance agreement for private stormwater management facilities

of record in Instrument No. 20120730-0066771; Agreed order of record in Instrument No. 20100106-0001301; Stormwater Detention Agreement of record in Instrument No. 20070730-0089806; Certificate of grant and right of way and road construction of record in Instrument No. 20090421-0036252; Flowage easement of record in Book 2244, page 399; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4100 Stone Hall Blvd., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 ourmy hand this 23rd day of October, 2017.

Matthew Reiners

Clare Therese Reiners

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Matthew Reiners and Clare Therese Reiners, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 23rd day of October, 2017.

Notary Public
My Commission Expires: 3-23-19

File No.: 26321

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY