WARRANTY DEED

Bill Garrett Davidson County
Batch# 17568 DEEDWARR
10/24/2017 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,844.08
20171024-0109048

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,400.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10.12.19

(AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas D. Horr	New Owner(s)	128160B02400CO
(NAME)	(NAME)	
476 Summit Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Carter Rechter and Zoe Rhea Rechter f/k/a Zoe Rhea Trent, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Douglas D. Horr and Diane D. Spiller, husband and wife**, hereinafter called the GRANTEE(S), 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 24 on the Plan of Phase Two, Summit Oaks, a Planned Unit Development, of record in Plat Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin Carter Rechter and Zoe Rhea Trent by Warranty Deed from Kregg Nance and wife, Daniele Nance, dated December 17, 2015 and recorded December 18, 2015 of record in Instrument No. 20151218-0127479 and Scrivner's Affidavit Recorded on January 14, 2016 in Instrument No. 20160114-0004002, Register's Office for Davidson County, Tennessee

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument No.20040112-0004661,
(2) Covenants, conditions, easements and restrictions recorded, as Instrument No. 20020214-0019518,
(3) Covenants, conditions, easements and restrictions recorded, as Instrument No. 20040116-0006770,
(4) Stormwater Detention Agreement recorded January 03, 2002 as Instrument No. 20020103-0001057,
(5) Agreement for Dedication of Public Utilities Easement recorded in Instrument No. 20010925-0103588,
(6) Charter of Summit Oaks Homeowner's Association, Inc recorded as Instrument No. 2002131-0013598 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 476 Summit Oaks Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-39357
SMG TN Warranty Deed

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 22 day of September 2017

Benjamin Carter Rechter

Zoe Rhea Rechter

STATE OF ~~Tennessee~~ SC

COUNTY OF ~~Davidson~~ Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Carter Rechter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of Sept., 2017.

Wanda Bowen
Notary Public
My Commission Expires: 2-27-24

WANDA H. BOWEN NOTARY PUBLIC SOUTH CAROLINA

STATE OF SC

COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zoe Rhea Rechter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of Sept., 2017.

Wanda Bowen
Notary Public
My Commission Expires: 2-27-24

WANDA H. BOWEN NOTARY PUBLIC SOUTH CAROLINA

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY