WARRANTY DEED

Bill Garrett Davidson County
Batch# 20959 DEEDWARR
11/01/2017 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,561.40
20171101-0112210

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shana Jacobsen	NEW OWNER	188-10-OA-123.00
(NAME)	(NAME)	
1717 Park Terrace Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, we, **Daniel L. Scott, Jr. and wife, Patricia A. Scott**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shana Jacobsen, an unmarried woman, and Cherri Johnson, an unamarried woman, tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 123 on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123 Final Plat, of record in Plat Instrument No. 20070807-0093935, 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 Daniel L. Scott, Jr., and wife, Patricia A. Scott by Warranty Deed from Wood Ridge Development, Inc., dated 03/13/2008, recorded 03/14/2008, of record in Instrument No. 20080314-0026013, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 20070807-0093935, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20070627-0076581, in the Register's Office for Davidson County, Tennessee, Record Book 757, Page 3304, in the Register's Office for Rutherford County, Tennessee, First Amendment of record in Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, in the Register's Office for Davidson County, Tennessee, Record Book 846, Page 3214 and Record Book 846, Page 3220, in the Register's Office for Rutherford County, Tennessee, Supplemental Declaration of record in Instrument No. 20070821-

0099818, Second Amendment To The Declaration of Charter, Easements,, Covenants and Restrictions for Carothers Crossing AMENDED CCR of record Instrument No. 20171002-0100689 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20070627-0076582, in the Register's Office for Davidson County, Tennessee, Record Book 757, Page 3339, in the Register's Office for Rutherford County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648, in the Register's Office for Davidson County, Tennessee.
Assignment of Easement of record in Instrument No. 20121121-0107595 and Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
Right-of-Way Easement of record in Book 210, Page 158, Book 4588, Page 484, in the Register's Office for Rutherford County, Tennessee.
Notice of Hold on Building Permits of record in Instrument No. 20100218-0012598, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument No. 20160928-0102104, in the Register's Office for Davidson County, Tennessee.
Charter for Carothers Crossing Neighborhood Association, Inc., a Tennessee not-for-profit corporation of record in Book 4061, Page 50, in the Register's Office for Williamson County, Tennessee, Instrument No. 20070307-0027908, in the 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 1717 Park Terrace Lane, Nolensville, TN 37135
(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), their heirs and/or 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), their heirs and/or 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 30th day of October, 2017.

Daniel L. Scott, Jr.

Patricia A. Scott

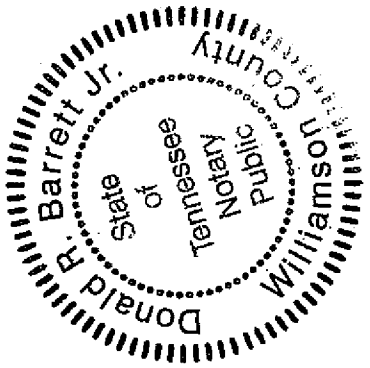
State of Tennessee
County of Williamson

Personally appeared before me Daniel L. Scott, Jr. and Patricia A. Scott, 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 seal this 30th day of October, 2017.

Notary Public
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



True Copy Certification

I, MARTHA BROWN, 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, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY