THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114076

Bill Garrett Davidson County
Batch# 34050 **DEEDWARR**
12/06/2017 10:22:40 AM 2 pgs
Fees: $13.00 Taxes: $553.15

20171206-0124386

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $149,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael A. Landi	Michael A. Landi	Tax Parcel ID No.
151 North Timber Drive	151 North Timber Drive	163-16-0A-183.00 CO
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Misty Hurt, n/k/a Misty N. Hines, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael A. Landi, an unmarried man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 321, as shown on the map entitled Final Plat First Revision of Phase 3-A Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MISTY HURT, by deed from CENTEX HOMES, a Nevada General Partnership, of record in Instrument No. 20070327-0036427, dated March 21, 2007, said Register's Office.

Johnny William Hines joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 163-16-0A-183.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

All matters appearing on the Plat of record in Instrument No. 20060824-0104715 and Instrument No. 20060907-0110570, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20031119-0168785 and Instrument No. 20060825-0105504, Register's Office for Davidson County, Tennessee.

Easement for Telecommunications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

Easement for stormwater detention of record in Instrument No. 20060808-0097145, Register's Office for Davidson County, Tennessee.

Easement for sewer/ storm drainage of record in Instrument No. 20060816-0100826, Register's Office for Davidson County, Tennessee.

Easement for construction and access of record in Instrument No. 20030523-0070692, Register's Office for Davidson County, Tennessee.

Conveyance to Homeowners Association for common elements, open space and common areas of record in Instrument No. 20031120-0169427, Instrument No. 20050803-0091277 and Instrument No. 20060825-0105503, Register's Office for Davidson County, Tennessee.

This is improved property located at 1621 Cardigan Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2017.

Misty Hurt n/k/a Misty N. Hines Johnny William Hines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Misty Hurt n/k/a Misty N. Hines and Johnny William Hines, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018