WARRANTY DEED

Bill Garrett Davidson County
Batch# 38071 DEEDWARR
12/18/2017 09:57:19 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171218-0128415

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(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
Sharon A. Freeman		135110C02300CO
(NAME)	(NAME)	
136 Nashboro Greens	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I, **Jennifer L. Arick FKA Jennifer Lynn Balzer, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sharon A. Freeman, unmarried woman**, hereinafter called the GRANTEE(S), her 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 Unit No. 23, Horizontal property regime private element plat, Phase One, Nashboro Village, Tract 18, as of record in Plat Book 11700, Page 48, which amends Plat Book 9700, Page 968, as established by Declaration of Covenants, Conditions and Restrictions for The Greens Homeowners Association, Inc., of record in Book 11703, Page 581 and amendments of record in Instrument No. 200006270063887 and in Instrument No. 200701180007533, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer L. Balzer by Warranty Deed from Grace M. Metro, unmarried dated 03/31/2008 recorded 04/08/2008, of record in Instrument No. 20080408-0035489, in the Register's Office for Davidson County, Tennessee. The said Jennifer L. Balzer changed her name to Jennifer L. Arick per Davidson County Chancery Court Docket No. 15-1019-III.

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 Book 11700, Page 48, which amends Plat Book 9700, Page 968, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4827, Page 14, Supplemental Declaration of record in Instrument No. 20001031-0108075, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 11703, Page 581, First Amendment to Declaration of record in Instrument No. 200006270063887, Second Amendment to the Declaration of record in Instrument No. 20070118-0007533, Consent to Declaration of record in Instrument No. 20010322-0027767, in the Register's Office for Davidson County, Tennessee,
Easement contained in Final Order of record in Book 3955, Page 180, in the Register's Office for Davidson County, Tennessee.
Grant of Anchor Easement of record in Book 5563, Page 5, in the Register's Office for Davidson County, Tennessee.
Easement contained in Special Warranty Deed of record in Book 10110, Page 854, Book 9933, Page 767, Book 10307, Page 82, in the Register's Office for Davidson County, Tennessee.
Open Space Map of record in Book 4860, Pages 72-76, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed of record in Instrument No. 20001010-0100361, in the Register's Office for Davidson County, Tennessee.
Open Space contained in License to Use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, in the Register's Office for Davidson County, Tennessee.
Charter of Nashboro Village Homeowners Association of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
Charter of The Greens Homeowners Association, Inc., of record in Book 11703, Page 579, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of West Fork Hamilton Creek, as much as thereon may flow, from time to time.

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 136 Nashboro Greens, Nashville, TN 37217
(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), her 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), her 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 my hand this 14th day of December, 2017.

Jennifer L. Arick

State of Tennessee
County of Williamson

Personally appeared before me Jennifer L. Arick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2017.

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: May 22, 2019

File No.: 01288-40976
SMG TN Warranty Deed