WARRANTY DEED

Bill Garrett Davidson County
Batch# 40844 **DEEDWARR**
12/22/2017 12:04:35 PM 2 pgs
Fees: $13.00 Taxes: $677.10

20171222-0130613

G-VRES-17-5152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin W. Deare	**Mortgage Investors Group**	
(NAME)	(NAME)	
5152 Southfork Blvd.	**8320 East Walker Springs Lane**	**063-16-0C-042.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Knoxville, TN 37923**	
(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 consideration, the receipt of which is hereby acknowledged, **ANTHONY SALLEE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN W. DEARE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 42 on the Plan of A Planned Unit Development (Private Elements), Phase One - Section Two, Hermitage Spring Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 20010703-0070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more details of said unit.

Being the same property conveyed to Anthony Sallee, an unmarried individual by Special Warranty deed from J. D. Eatherly d/b/a Eatherly Properties, a proprietorship of record in Instrument No. 20090423-0036738 Register's Office for Davidson County, Tennessee, dated April 22, 2009 and recorded on April 23, 2009.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010703-0070299, as shown in Exhibit A in Instrument Number 20031031-0160338, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001206-0120233, amended in Instrument Nos. 20020130-0013464, 20031006-01477712, 20060703-0078830, 20040226-0022056, 20060815-0100265, and 20141208-0111982, made applicable in 20031031-0150338 and Instrument No. 20160921-0099328, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20010716-0075385, as amended in Instrument Number 20020128-0011789, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20010712-0074536, as amended in Instrument Number 20030808-0115486, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, Page (s) 186, 190 and 194, in the Register's Office for Davidson County, Tennessee.
- Right to Use Water from Spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, page 644, Book 5792, page 649, Book 5916, page 717, Book 6036, page 281, Boo 5826, page 95, Book 5826, page 100, Book 5826, page 105, Book 5916, page 722 and Book 6036, page 274, in the Register's Office for Davidson County, Tennessee.
- Easement Deeds for a Non-Exclusive Easement for Road Purposes and Ingress and Egress to Old Hickory Blvd. of record in Book 6267, Page (s) 296 and 298, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 8007, Page (s) 232, 237 and 240, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certification for Hermitage Springs Estates Homeowners Association, Inc. of record in Instrument No. 20010717-007-5891, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20041110-0135663, Register's Office for Davidson County, Tennessee.

- Right of Ingress and Egress to Cemetery located on or near property.
- Right to use water from spring located on or near the property.
- Easement for the flow if the Cumberland River.
- Restrictions of record as Instrument Number 20090423-0036738 in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5152 Southfork Blvd., Old Hickory, Tennessee 37138**.

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 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 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/our hand(s) this the 20th DAY OF DECEMBER, 2017.

Anthony Sallee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212