(1) Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Bill Garrett Davidson County
Batch# 42446 DEEDWARR
12/28/2017 01:00:41 PM 2 pgs
Fees: $13.00 Taxes: $1,156.25

20171228-0131965

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $312,500.00

Williamson
Affiant

Subscribed and sworn to before me, this 19th day of December, 2017.

Notary Public

My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathryn E. Trotter **James M. Trotter**	Southeast Financial Credit Union	**034070C00400CO**
2500 Val Marie Drive	220 S. Royal Oaks Blvd.	
Madison, TN 37115	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Raymond L. Grice, an unmarried person, and Maghen K. Bell, an unmarried person, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn E. Trotter and James M. Trotter, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 21B, Enclave at Twin Hills Subdivision, a Horizontal Property Regime (with Private Elements), as established under Master Deed and Bylaws of record in Instrument No. 20080821-0086071, amended in Instrument Nos. 20151112-0115172 and 20151217-0127190, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raymond L. Grice, an unmarried person, and Maghen K. Bell, an unmarried person, as tenants in common with right of survivorship, by Warranty Deed from Domus Builders, LLC, dated December 28, 2016, of record in Instrument No. 20161229-0137142, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed and Bylaws of record in Instrument No. 20080821-0086071, amended in Instrument No. 20151112-0115172 and Instrument No. 20151217-0127190, said Register's Office.

Restrictions of record in Instrument No. 20071221-0146647, revised in Instrument No. 20080117-0005451, Book 6628, page 577, amended in Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318, Instrument No. 20030611-0080857, amended in Instrument No. 20030723-0102986, Instrument No. 20050120-0007505, corrected in Instrument No. 20050729-0088636, Instrument No. 20080721-0074557, amended in Instrument No. 20150709-0066722, said Register's Office.

Easements of record in Book 6861, page 948, Instrument No. 20120228-0017172, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20060104-0001185, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2500 Val Marie Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 12-19-17
Raymond L. Grice

Maghen Bell Date: 12-19-17
Maghen K. Bell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Raymond L. Grice and Maghen K. Bell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

My Commission Expires: DEC 27 2017