WARRANTY DEED

Bill Garrett Davidson County
Batch# 43568 DEEDWARR
01/02/2018 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $665.63
20180102-0000578

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

NIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 9-25-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angelo Barrett	Owner at property	135 12 0B 124.00 CO
(NAME)	(NAME)	
2302 Nashboro Boulevard	address	
(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, **Carrie Hochstrasser, unmarried (also known as Caroline M. Hochstrasser)**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Angelo Barrett, a single person**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit 124 (erroneously referred to as Lot 124 in previous deed) on the plan of a Horizontal Property Regime, Private Element Plat, NASHBORO VILLAGE AT FAIRWAY POINTE of record in Instrument No. 20020820-0100664, 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 Caroline M. Hochstrasser, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A for Ridge Homes, dated 12/31/2003, recorded 01/07/2004, of record in Instrument No. 20040107-0002768, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Instrument No. 20020820-0100664; Covenants, conditions, easements and restrictions of record in Book 11703, Page 520, First Amendment to Declaration of record in Instrument No. 200003160027171, Third Amendment to Declaration of record in Instrument No. 20050222-0018813, Fourth Amendment to Declaration of record in Instrument No. 20050222-0018814, Consent to Declaration of record in Instrument No. 20010322-0027768, Fairway Pointe Homeowners Association, Inc., Parking Rules of record in Instrument No. 20091105-0102438, Fairway Pointe Homeowners Association, Inc., Revised Parking Rules of record in Instrument No. 20110923-0073937, in the Register's Office for Davidson County, Tennessee; Easement contained in Judgment on Declaration of Taking of record in Book 4254, Page 410; Overhead Line Easement of record in Book 4815, Page 425 and Book 4821, Page 109; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8870, Page 887; Easement contained in Special Warranty Deed of record in Book 10110, Page 854; Easement contained in Special Warranty Deed of record in Instrument No. 20020507-0056328; Stormwater Detention Agreement of record in Instrument No. 20020815-0098780; Agreement contained in

License to Use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329; Row Map of record in Book 4460, Page 149 and Book 4460, Page 150; Revised Open Space Map of record in Book 4860, Page 74; Memorandum of Lease of record in Book 10690, Page 327; Boundary Plat of record in Instrument No. 20020710-0083054; Quitclaim Deed of record in Instrument No. 20021211-0152724; and Charter of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, Page 518, 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 2302 Nashboro Boulevard, 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), 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), 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 29th day of December, 2017.

Carrie Hochstrasser

State of Tennessee
County of Wilson

Personally appeared before me Carrie Hochstrasser, 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 29th day of December, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019