Bill Garrett Davidson County
Batch# 46635 DEEDWARR
01/10/2018 01:11:39 PM 2 pgs
Fees: $13.00 Taxes: $865.80

20180110-0003394

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$234,000.00

|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8 day of January, 2018.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/20/18
| (AFFIX SEAL)

TRAVIS MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley L. Groover 1764 Stone Hollow Ct. Hermitage, TN 37076	Wilson Bank & Trust 1436 W Main Lebanon TN 37087	064-16-0D-037.00 CO

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 acknowledged, we,

Dana J. Weaver, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kelley L. Groover, an unmarried woman

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 Lot No. 236, on the Plan of Section One, Truxton Park, of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dana J. Weaver, an unmarried woman by Warranty Deed from Matthew Carr and Fiorella Carr, husband and wife dated April 8, 2016 of record in Instrument Number 20160411-0034416, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20001026-0106272, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20001011-0100896, amended in Instrument Number 20001030-0107559, Instrument Number 20010522-0052910, Instrument Number 20020506-0055597, and Instrument Number 20020718-0086907, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Instrument Number 20001101-0108603, said Register's Office.
5) Property is subject to the By-Laws of record in Instrument Number 20001101-0108604, said Register's Office
6) Property is subject to a conveyance to the HOA for Open Space and Common Elements of record in Instrument Number 20050311-0027268, said Register's Office.
7) Property is subject to a Utility Easement to First Suburban Water Utility District of record in Book 4910, Page 838, said Register's Office.
8) Property is subject to an Ingress/Egress Utility Easement to J&P, Inc. of record in Book 5699, Page 535, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1764 Stone Hollow Ct., Hermitage, TN 37076**
(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 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 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 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.

Witness my hand(s) this 8th day of January, 2018.

Dana J. Weaver

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dana J. Weaver, with whom I am personally acquainted, (or who 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 8th day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076