Bill Garrett Davidson County
Batch# 53361 DEEDWARR
01/31/2018 10:27:37 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20180131-0009742

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Shimei K. McAdoo
503 Southfork Blvd. Unit #2
Old Hickory, TN 37138

MORTGAGEE
Pinnacle Bank
551 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
063 16 0C 002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shimei K. McAdoo, 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 Unit No. 2 on the plan of A Horizonal Property Regime Section One Hermitage Springs Townhomes, of record in Instrument No. 200108010081514, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eastland Construction, Inc., by deed from Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any beneficiary, dated February 3, 2017, of record in Instrument No. 20702070012794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200012060120233, 1st Amendment in Instrument No. 200201300013464, 2nd Amendment in Instrument No. 200310060147712, 3rd Amendment in Instrument No. 200402260022056 (Second) 2nd Amendment in Instrument No. 200607030078830, (Second) 3rd Amendment in Instrument No. 200608150100264, 4th Amendment in Instrument No. 201412080111982, 5th Amendment in Instrument No. 201609210099328; By Laws of Hermitage Springs Townhomes Association, Inc. in Instrument No. 200107120074536, 1st Amendment in Instrument No. 200308080113486; Attorney's Certificate of record in Instrument No. 200107170075891; Charter of Hermitage Spring Townhomes Association, Inc. of record in Instrument No. 200107160075385; Public Utility Easements conveyed Cumberland Utility District of record in Book 8007, Pages 232, 237 and 240; Easement Deeds for a Non-Exclusive Easement for road purposes and ingress/egress to Old Hickory Boulevard of record in Book 6267, Page 296 and 298; Right to use water from Spring within deeds in Book 5792, Pages 639, 644 and 649; Book 5826, Pages 95 and 100; Book 5916, Pages 717 and 722; Book 6036, Pages 274 and 281; Storm Water Detention Agreement in Instrument No. 200411100135662; Quitclaim Deed for Common Area in Section One, Hermitage Spring Townhomes in Instrument No. 201505120043619; Boundary Plat of Hermitage Springs in Instrument No. 200107030070299; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 200108010081514, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the grantee.

This is improved property known as **503 Southfork Blvd. Unit #2 Old Hickory, TN 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 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 this 30th day of January, 2018.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 30th day of January, 2018.

_____
Notary Public

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $299,900.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of January, 2018.

_____
Notary Public

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20