WARRANTY DEED

Bill Garrett Davidson County
Batch# 54119 DEEDWARR
02/02/2018 09:54:28 AM 2 pgs
Fees: $13.00 Taxes: $549.45

20180202-0010750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/22/20
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC My Comm Exp: FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Toni Vanmeter	SAME AS OWNER	162 16 0B 006.00
(NAME)	(NAME)	
301 Leisure Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Eight Thousand Five Hundred And No/100 Dollars ($148,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dan Robert Roach and Karen M. Piper, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Toni Vanmeter, a single 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. 6 on the Plan of Leisure Heights, Section One, Phase One, of record in Book 5800, Page 267, amended in Book 6396, page 502, said Register's Office, together with the appurtenant interest in the common areas as set forth on said plan and as more fully described in the Declaration of Covenants, Conditions and Restrictions of Leisure Heights Homeowner's Association of record in Book 6146, page 241, as amended in Book 6150, page 585, Book 6259, page 862, Book 6396, page 504, and Book 7303, page 232, said Register's Office.

Being the same property conveyed to Dan Robert Roach by Warranty Deed from R. Garry Chaffin dated January 23, 1997 and recorded January 24, 1997 in Book 10328, Page 52, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Dan Robert Roach and Karen M. Piper, husband and wife by Quitclaim Deed from Dan Robert Roach dated December 12, 2016 and recorded December 12, 2016 as Instrument No. 20161212-0129836, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 301 Leisure Ct., Antioch, TN 37013

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, has 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 our hands this 31st day of January, 2018.

Dan Robert Roach

Karen M. Piper

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dan Robert Roach and Karen M. Piper, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public
My Commission Expires:
(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-180036SSO