THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34037-12-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me this 13th day of February, 2018. Notary Public My Commission Expires: 9/4/19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Justin Williams, Brittany Williams 4812 Medalist Circle Hermitage, TN 37076	**Send Tax Bills To:** Renasant Bank 2001 Park Place North, Ste 650 Birmingham, AL 35203	**Tax Information:** Map and Parcel No.: 085 04 0 A 202 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Tacke and wife, Allison Tacke**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Williams and Brittany Williams, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4812 Medalist Circle, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 59493 DEEDWARR
02/15/2018 11:47:10 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20180215-0014916

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12 day of February, 2018.

Michael Tacke

Allison Tacke

STATE OF Georgia
COUNTY OF Lowndes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Tacke and Allison Tacke, 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.

Witness my hand, at office, this 12 day of February, 2018.

Notary Public

My Commission Expires:

10/02/21



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of The Reserve at Stone Hall, Phase 1, Section 2D, as of record in Instrument No. 201141014-0094506, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Tacke and wife, Allison Tacke by deed dated December 4, 2015 from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20151207-0122932, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 085 04 0 A 202 00CO.
2. Declaration of Covenants, Conditions and Restrictions for The Reserve at Stone Hall of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20120207--0011118, and Instrument No. 20161013-0108472, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521, Register's Office for Davidson County, Tennessee.
5. Easement for water line of record in Book 4212, page 147 and Instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee.
6. Easement for right of way of record in Instrument No. 20090421-0036252, Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Book 7292, page 968, Register's Office for Davidson County, Tennessee.
8. Easement for water mains of record in Instrument No. 20030328-0040734, Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090615-0055321, Register's Office for Davidson County, Tennessee.
10. Agreed Order of record in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20060809-0097670, and Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.
12. Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, Register's Office for Davidson County, Tennessee.
13. Flowage Easement contained in the Deed of record in Book 2244, page 399, Register's Office for Davidson County, Tennessee.