WARRANTY DEED

Bill Garrett Davidson County
Batch# 62650 DEEDWARR
02/27/2018 09:42:10 AM 2 pgs
Fees: $13.00 Taxes: $1,544.75

20180227-0018176

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $417,500.00

Mary B. Edmondson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF FEBRUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9351

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sara J. Baker	SAME	172-09-0A-153.00 CO
1012 HEATHFIELD CRICLE		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROLL P. BERRY, AN UMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SARA J. BAKER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1012 HEATHFIELD CRICLE, Brentwood, TN 37027

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), their heirs and/or 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), their heirs and/or 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 on the 26th day of February, 2018.

Caroll P. Berry
Caroll P. Berry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CAROLL P. BERRY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that her executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of February, 2018.

Notary Public

My Commission Expires: *3-15-2020*

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

18-9351

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Banbury Crossing, Section Four, a Planned Unit Development, of record as Instrument Nos. 200001140004987, 200001140004988, and 200001140004989, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert D. Berry*and Caroll P. Berry, husband and wife by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, recorded on the 17th day of January, 2002 in Instrument No. 20020117-0007347, in the Register's Office of Davidson County, Tennessee.

*Robert D Berry having since died on 05/18/2007

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BANBURY CROSSING, SECTION FOUR, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20000114-0004987; Instrument No. 20000114-0004988; Instrument No. 20000114-0004989 and Boundary Plat in Plat Book 9700, Page 549, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10369, Page 48; Instrument No. 20030728-0105031; Instrument No. 20051020-0126681 and in Book 4148, Page 75; Book 4148, Page 196; Book 4148, Page 247; Book 4148, Page 254; Book 4148, Page 261; Book 4148, Page 264; Book 4148, Page 292; Book 2438, Page 460 and Book 4693, Page 691, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws recorded in Instrument No. 20020610-0070239.

6. Charter of Banbury Crossing Homeowners Association, Inc. recorded in Book 11187, Page 575.

7. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000111-0004044.