393

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th ~~DAY OF~~ March, 2018.

Notary Public
MY COMMISSION EXPIRES: 5/8/18
File No. G17-0658D

STATE OF TENNESSEE NOTARY PUBLIC — ANGELA Y. POSTON-WILLIAMSON — DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 70091 DEEDWARR
03/16/2018 09:24:51 AM 2 pgs
Fees: $13.00 Taxes: $1,494.80

20180316-0024918

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy Larson, A Single Man (NAME)	~~SPLIT~~ (NAME) Quicken Loans Inc	137-04-0B-032.00-CO
2200 Arbor Pointe Way (STREET ADDRESS)	(STREET ADDRESS) 1050 Woodward Ave	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Detroit, MI 48226	

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 HEREBYACKNOWLEDGED, WE, **Susan L. Smithson and Terrence A. Smithson, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Larson, A Single Man,** 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. 32 on the plan of FINAL PLAT, ARBOR CREST SUBDIVISION, as shown by plat of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Susan L. Smithson and Terrence A. Smithson, husband and wife from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, by Special Warranty Deed dated November 17, 2016, as Instrument No. 20161118-0121876, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument No. 20081201-0116546 and Instrument No. 20151220-006403, Register's Office for Davidson County, Tennessee.
2. Dedication of Easement & Maintenance Agreement for sewage pumps, service limes, ingress/egress and appurtenances as recorded in Instrument No. 20160829-0090075, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement as recorded in Instrument No. 20050321-0030718 and Book 6840, page 625, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Instrument No. 20060914-0113687, Register's Office for Davidson County, Tennessee.

5. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 200711290138522, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2200 Arbor Pointe Way, Hermitage, TN 37076.

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. Whenever 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/our hand(s) this 15th day of March, 2018.

Susan L. Smithson — March 15, 2018 Date

Terrence A. Smithson — March 15, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Susan L. Smithson and Terrence A. Smithson, wife and husband, the bargainor(s), 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 and official seal, this 15th day of March, 2018.

My Commission Expires: 6/22/21

Notary Public

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066