# WARRANTY DEED

Bill Garrett Davidson County
Batch# 77338 **DEEDWARR**
04/09/2018 11:31:17 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180409-0033206

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2018.

TM
Notary Public

MY COMMISSION EXPIRES: 1-24-2021

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Steve Ahlers | Bank of America | 098-13-OC-169.00 |
| (NAME) | (NAME) | |
| 2205 Seven Points Circle | 4500 Amon Carter Blvd | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Ft. Worth TX 76155 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Danny W. White and Donna R. White, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steve Ahlers and Tracey E. Spencer, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 162 on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Plat Instrument No. 200605220059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danny W. White and Donna R. White, husband and wife by Warranty Deed from Timothy S. Bishop and Kimberly J. Bishop, husband and wife, dated 03/09/2016 recorded 03/10/2016, of record in Instrument No. 20160310-0022925, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Instrument No. 20060522-0059944, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 11670, Page 822, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 11738, Page 776, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Instrument No. 20060227-0021950, in the Register's Office for Davidson County, Tennessee; Easement contained in Dedication of Maintenance Agreement for Sewage Pumps, Service Lines, Ingress / Egress and Appurtenances of record in Instrument No. 20070706-0080548, in the Register's Office for Davidson County, Tennessee; Charter of Meadows of Seven Points Homeowners' Association, Inc., of record in Instrument No. 200003220028986, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2205 Seven Points Circle, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of April, 2018.

Danny W. White

Donna R. White

State of Tennessee
County of Wilson

Personally appeared before me Danny W. White and Donna R. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of April, 2018.

Notary Public

My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**