# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

A-VRES-18-2738

Bill Garrett
Batch# 80250
04/12/2018 02:12:55 PM
Fees: $18.00 Taxes: $2,590.00

Davidson County
DEEDWARR
3 pgs

20180412-0034540

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Andrea L Williams and Todd A Williams** | **Community Mortgage LLC,** | 006F-B-006.06 |
| (NAME) | (NAME) | Williamson |
| **2738 Rock Wall Rd.** | **19045 E Valley View Parkway Ste F** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Independence, MO 64055** | |
| (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 consideration, the receipt of which is hereby acknowledged, **JOHN R. PADGETT TRUSTEE OF THE 2012 JTP TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA L WILLIAMS AND TODD A WILLIAMS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or parcel of land situated partially in Davidson County, Tennessee and partially in Williamson County, Tennessee (assessed soley in Williamson County, Tennessee) being Lot No. 280 on the Plan of Horseshoe Bend Subdivision, Phase II-B of record in Plat Book 6200, Page 918, in the Register's Office for Davidson County, Tennessee, and Plat Book 13, page 90, in the Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Padgett, Trustee of the 2012 JTP Trust by Quitclaim deed from Jeffrey T. Padgett of record in Instrument No. 20121003-0090490 Register's Office for Davidson County, Tennessee, and Book 5717, page 920, Register's Office for Williamson County, Tennessee, dated August 7, 2012 and recorded on October 3, 2012.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 918, Register's Office for Davidson County, Tennessee, and in Plat Book 13, Page 90, Register's Office for Williamson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 583, Page 415, Book 625, Page 963, Book 697, Page 256, Book 744, Page 53, Book 825, Page 4, Book 900, Page 815, Book 1216, Page 287 and Book 1275, Page 68, Register's Office for Williamson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7374, Page 956, Book 7607, Page 341, Book 8003, Page 507, Book 8345, Page 910, Book 9410, Page 382 and Book 9618, Page 414, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions of Devonmeade of record in Book 583, Page 894, as re-recorded in Book 584, Page 891, Register's Office for Williamson County, Tennessee.
- Amendment to Corporate By-Laws of Horseshoe Bend Homeowners Association, Inc., of record in Book 1729, Page 513, as corrected and amended in Book 1893, Page 247, and further amended in Book 2044, Page 997, Register's Office for Williamson County, Tennessee.
- Amendment to Corporate By-Laws of Horseshoe Bend Homeowners Association, Inc., of record in Book 11131, Page 676, as corrected and amended in Book 11621, Page 988, and further amended in Instrument No. 200008220082707, Register's Office for Davidson County, Tennessee.
- Charter of Horseshoe Bend Homeowner's Association, Inc., of record in Book 701, Page 62, as amended in Book 858, Page 70, Register's Office for Williamson County, Tennessee.
- Charter of Horseshoe Bend Homeowner's Association, Inc., of record in Book 7397, Page 667, as amended in Book 7873, Page 701, Register's Office for Davidson County, Tennessee.

- Conveyance of common area(s) to Horseshoe Bend Homeowner's Association, Inc., by Quitclaim Deeds of record in Book 827, Page 882, Book 1107, Page 767, Book 1191, Page 846, Book 1686, Page 766, Book 4054, Page 797 and Book 4054, Page 800, Register's Office for Williamson County, Tennessee, and in Book 8017, Page 263, Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Book 1191, Page 78, Register's Office for Williamson County, Tennessee.
- Agreement between Devonmeade Associates, Alfred E. Abbey, John C. Fox and Catherine S. Fox of record in Book 590, Page 760, Register's Office for Williamson County, Tennessee.
- Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 5258, Page 252, Register's Office for Davidson County, Tennessee.
- Dedication of Easement for Public Utilities of record in Book 9216, Page 452, Register's Office for Davidson County, Tennessee, and in Book 1637, Page 41, Register's Office for Williamson County, Tennessee.
- Easements entitled Permanent Roadway and Utility Easements granted to Harpeth Valley Utility District of record in Book 786, Pages 79 and 83, Register's Office for Williamson County, Tennessee.
- Two Hundred Fifty (250) feet wide TVA transmission line easement of record in Deed Book 99, Page 572, Deed Book 99, Page 421, as re-recorded in Deed Book 111, Page 535, Register's Office for Williamson County, Tennessee.
- Rights of Ingress and Egress to a Graveyard reserved in Deed of record in Book 35, Page 155, Register's Office for Williamson County, Tennessee.
- Agreement of record in Book 158, Page 270, Register's Office for Williamson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 1276, Page 29, in the Register's Office for Williamson County, Tennessee.
- Rights and upper and lower riparian owners in and to the waters of the Harpeth River and Little Harpeth River crossing or adjoining the property and the natural flow thereof, free from diminution of pollution.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2738 Rock Wall Rd., Nashville, Tennessee 37221**.

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 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 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/our hand(s) this the 10th DAY OF APRIL, 2018.

John R. Padgett Trustee of the 2012 JTP Trust

BY: _____
John R Padgett
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R PADGETT, TRUSTEE of JOHN R. PADGETT TRUSTEE OF THE 2012 JTP TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of April, 2018.

_____
Notary Public
My Commission Expires: 1-3-18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212