Bill Garrett Davidson County
Batch# 83302 DEEDWARR
04/20/2018 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20180420-0037431

WARRANTY DEED

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 3-8-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kama N. Upton	NEW OWNER	085-04-0-A-306.00CO
(NAME)	(NAME)	
5149 Mountainbrook Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Mark Allen Setash, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kama N. Upton, unmarried, and Keith Umbaugh, unmarried,** 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. 306 on the Final Plat, The Reserve at Stone Hall, Phase 1, Section 3A, Planned Unit Development, of record in Instrument No. 20150729-0074430, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark Allen Setash by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated January 29, 2016, of record in Instrument No. 20160203-0010497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20150729-0074430; Restrictions 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; Easement for water line of record in Instrument No. 20060801-0093487; Easement deed for water line of record in Book 4212, page 147; Easement for flowage of record in Book 2244, page 399; Easement of record in Instrument No. 20090310-0021482, Instrument No. 20090623-0058338 and Instrument No. 20120202-0009628; Agreement for stormwater detention of record in Instrument No. 20070730-0089806 and Instrument No. 20060809-0097670; Agreement for inspection and maintenance for private stormwater management facility of record in Instrument No. 20090615-0055321; Certification of grant of right of way and road construction of record in Instrument No. 20090421-0036252; Agreement for dedication of easement for water mains and appurtenances of record in Instrument No. 20030328-0040734; Agreed order of record in Instrument No. 20100106-0001301; Easement agreement of record in Book 7292, page 968; Agreement for grant of easement for conservation greenway of record in

Instrument No. 20011024-0116287; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is Improved ☑ property, known as 5149 Mountainbrook 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 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. 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 this 16th day of April, 2018.

Mark Allen Setash by Casey Setash, his Attorney-in-Fact

Mark Allen Setash by Casey Setash, his Attorney-in-Fact

State of ~~Color~~ Colorado
County of Larimer

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Casey Setash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Mark Allen Setash, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mark Allen Setash, the within named bargainor by the said Casey Setash as such Attorney-in-Fact.

WITNESS my hand and official seal at Fort Collins (City), Colorado (State), this 13th day of April, 2018.

Notary Public
My Commission Expires: December 14, 2021

ANDREW MACLACHLAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174051216
MY COMMISSION EXPIRES DECEMBER 14, 2021

File No.: 27336

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

