WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-43252

Bill Garrett Davidson County
Batch# 87178 DEEDWARR
05/01/2018 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20180501-0041216

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: My Comm. Expires April 13, 2019

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Bonner Latimer	Renasant Bank	171-03-OB-088.00
(NAME)	(NAME)	
641 Old Hickory Boulevard, 127	2001 Park Pl N, Ste 650	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL 35203	
(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, I, **Tonita Reeves, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Bonner Latimer and Nancy Hall Latimer, 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:

Certain property in Davidson County, TN, described as Unit No. 80 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Phase One, Section Two, Townhomes of Fredericksburg, recorded in Plat Book 9700, Page 364, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435, Book 10224, Page 683 as corrected in Book 10294, Page 850, Book 10393, Page 11 and Instrument No. 200007180070558, as re-recorded in Instrument No. 200507050076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, Page 435, Book 10224, Page 683 as corrected in Book 10294, Page 850, Book 10393, Page 11, and Instrument No. 200007180070558, as re-recorded in Instrument No. 200507050076596, said Register's Office, and By-Laws recorded in Book 10126, Page 786, and Book 10275, Page 959, and Instrument No. 201501020000219, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Tonita Reeves by Warranty Deed dated 8/31/2007 from Melissa Dawn Brown, unmarried of record in Instrument 200709050106540, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is subject to: (1) All matters as set forth per Plat Book 9700, Page 364; (2) Restrictions of record in Book 7798, Page 843; (3) Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393

and Book 10694, Page 541; (4) Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, Page 435, as amended of record in Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Instrument 200007180070558, and Instrument 200507050076596; (5) By-Laws of record in Book 8920, Page 45. Said By-Laws were amended of record in Book 9860, Page 840 and Book 10694, Page 539; (6) By-Laws of record in Book 10126, Page 486. Said By-Laws were amended of record in Book 10275, Page 959, and Instrument 201501020000219; (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Book 7358, Page 643; (8) Easement of record in Book 7851, Page 712; (9) Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269 and Book 9607, Page 431; (10) Dedication of Site Drainage Easement of record in Book 10012, Page 756; (11) Charter of the Homeowners Association of record in Book 8920, Page 40; (12) Charter of the Homeowners Association of record in Book 10126, Page 430, said Register's Office.

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 641 Old Hickory Boulevard, 127, Brentwood, TN 37027

(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 my hand this 30th day of April, 2018.

Tonita Reeves

State of Tennessee
County of Williamson

Personally appeared before me Tonita Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2018.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

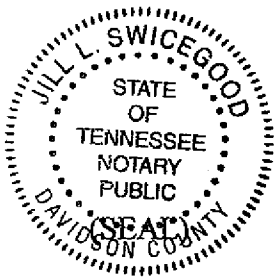
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/14/2018

900