STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1667D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Bill Garrett Davidson County
Batch# 90140 DEEDWARR
05/08/2018 12:45:36 PM 2 pgs
Fees: $13.00 Taxes: $1,043.03

20180508-0044044

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brandon Saunders, unmarried (NAME)	Fairway Independent Mortgage Corporation (NAME)	086-08-0A-060.00-CO
2325 Willesden Green Court (STREET ADDRESS)	4201 Marsh Lane (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	

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, **Bruce A. Bont, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Saunders, 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. 443 on the plan of PHASE III-A CAMDEN WOODS, as shown by plat of record in Plat Book 7900, Page 571, 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 Roy Scott Farley and wife, Marjorie Elaine Farley from Steven M. Jones and wife, Kandy Jones, by Deed dated April 26, 2006 and as of record in Instrument No. 20060502-0050416, said Register's Office.

FURTHER BEING the same property conveyed to Bruce A. Bont, an unmarried man from Roy Scott Farley and wife, Marjorie Elaine Farley, by Deed dated July 29, 2016, as Instrument No. 20160803-~~0048486;~~ 0080484 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. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7620, page 561, Book 7657, page 580, Book 7675, page 926, Book 8241, page 194, Book 9036, page 329, Book 9231, page 737, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 571, Register's Office for Davidson County, Tennessee

4. Charter of Homeowner's Association of record in Book 7661, page 32, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 7620, page 583 and Instrument No. 20140707-0059384, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Book 7783, page 585, 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 2325 Willesden Green Court, 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 3rd day of May, 2018.

Bruce A Bont
Bruce A. Bont

May 03, 2018
Date

STATE OF TN

COUNTY OF Anderson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bruce A. Bont, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of May, 2018.

My Commission Expires: May 19, 2021 Angie M Partin
Notary Public

ANGIE M. PARTIN
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

PREPARED BY AND RETURN TO:

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