Bill Garrett Davidson County
Batch# 90368 DEEDWARR
05/09/2018 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20180509-0044361

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on May 4, 2018.

NOTARY PUBLIC

My Commission Expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY: AND RETURN TO:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31470

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joel T. Cook and Stephanie B. Cook 1612 Carson Meadows Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0A-115.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rebekah Marie Waterston, a single woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Joel T. Cook and Stephanie B. Cook, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123 Final Plat Subdivision of record in Plat at Instrument No. 20070807-0093935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebekah Marie Waterston, a single woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20170221-0017325 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017. (Value of consideration shown in aforementioned deed $299,450.00.)

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson and Nolensville taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters shown on the Plan of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892 and Instrument No. 20171002-0100689, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
6. Right of Way Easement to Colonial Pipeline Company of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Easement of record in Instrument No. 20140507-0038903 and Instrument No. 20140603-0048042, in the Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178 and Instrument No. 20071026-0126493, in the Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Instrument No.20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
10. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
11. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
12. Access, Drainage, Utilities and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
13. Declaration of Right of Way Easement for a Public Roadway with no restrictions of record in Instrument No. 20070511-0056717 and Instrument No. 20070511-0056718, in the Register's Office for Davidson County, Tennessee.
14. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1612 Carson Meadows Lane, Nolensville, TN 37135.

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 GRANTOR does covenant with the said GRANTEES that she is 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 GRANTOR does further covenant and bind herself, her heirs and

assigns, 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 4th day of May, 2018.

Rebekah Marie Waterston

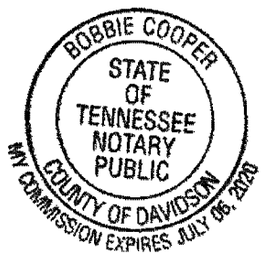
STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 4, 2018, before me personally appeared Rebekah Marie Waterston to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 4, 2018.

NOTARY PUBLIC

My Commission Expires: _____



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.

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)

