225,000

WARRANTY DEED

Bill Garrett Davidson County
Batch# 93062 DEEDWARR
05/16/2018 11:39:43 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180516-0046735

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF MAY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9431

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Nick Hower and Maggie Moody	new owner	04311012800
128 MCARTHUR DR		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID PEARSON HOMES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Maggie Rae Moody and Nicholas Michael Hower, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 128 MCARTHUR DR, Madison, TN 37115

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 its hand on the 11th day of May, 2018.

Member

David Pearson Homes, LLC
by: J. David Pearson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, J. David Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of DAVID PEARSON HOMES, LLC, the within named barganor, a limited liability company, and that J. David Pearson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 11th day of May, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VRES 18-128

18-9431

EXHIBIT A - LEGAL DESCRIPTION

A certain tract of Land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 81 of an unrecorded Plan in, Block 1 of a recorded Plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates. Said Lot No. 81 begins at a point 77 feet South of the Southeast corner of DuPont Avenue and McArthur Drive; thence Southwardly along the Easterly margin of McArthur Drive 50 feet to the common corner of Lots Nos. 81 and 82; thence with the line between Lots Nos. 81 and 82, Eestwardly 150 feet to the common corner of Lots Nos. 81, 82, 19, 20; thence Northwardly 50 feet to a point; thence Eastwardly 150 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Tina Manderson and Angela Sadler and Angela Sadler as Executor of the Estate of Randall Nathan Sackett to David Pearson Homes, LLC as recorded on the 20th day of November, 2017 in Instrument No. 20171120-0119125; Executor's Deed from Randall Nathan Sackett, as Executor to Randall Nathan Sackett, Individually as recorded on the 3rd day of August, 2017 in Instrument No. 20170803-0079373 and Warranty Deed from James O. Jones and wife, Mary W. Jones to Barbara Ann Jackson, a single person as recorded on the 3rd day of May, 1991 in Deed Book 8344, Page 789, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1130, Page(s) 37, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).