WARRANTY DEED

Bill Garrett
Batch# 96782
05/25/2018 09:55:52 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20180525-0050205

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/13/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brock W. Flowers	Same as	
(NAME)	(NAME)	
804 Garrett Way Court	New Owner	173110A07200CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, we, **Joshua J. Kurtz and Wife, Alyssa J. Kurtz**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brock W. Flowers, a married man**, hereinafter called the GRANTEE(S), 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 all of Lot No. 51 on the Plan of Section Three, Stanford Village, RS10 Cluster Development, of record in Plat Instrument No. 20011217-0139079, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua J. Kurtz and wife, Alyssa J. Kurtz by Warranty Deed from Richard S. Mourhess, unmarried, dated 05/30/2006, recorded 06/05/2006 of record in Instrument No. 20060605-0065979, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20011217-0139079, in the Register's Office for Davidson County, Tennessee. 10. Covenants, conditions, easements and restrictions of record in Instrument No. 200002030011283, Amended and Restated Declaration of record in Instrument No. 200002280019107, First Amendment of record in Instrument No. 200003010020280, Second Supplementary Declaration of record in Instrument No. 20020123-009420, Bylaws of record in Instrument No. 200002170016311, in the Register's Office for Davidson County, Tennessee. Agreement Regarding Use of Property for Flood Plain Calculations of record in Book 11493, Page 254, in the Register's Office for Davidson County, Tennessee. Easement contained in Right of Way Agreement of record in Book 4218, Page 425, Book 4229, Page 43, in the Register's Office for Davidson County, Tennessee. Easement contained in Final Order of record in Book 2590, Page 545, in the Register's Office for Davidson County, Tennessee. Easement contained in Right of way Deed of record in Book 2739, Page 637, Book 2740, Page 181, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9466, Page 794, in the Register's Office for Davidson County, Tennessee. Right of way Easement of record in Book 11263, Page 503, in the Register's Office for Davidson County, Tennessee. Easement of record in Instrument No. 20010329-0030191, in the Register's Office for Davidson County, Tennessee. Common Area Quit Claim Deed of record in Instrument No. 20040422-0045792, in the Register's Office for Davidson County, Tennessee. Partial Release of Right-of-Way of record in Book 11208, Page 14, in the Register's Office for Davidson County, Tennessee. Charter of Stanford

Village Homeowners Association Inc., of record in Instrument No. 200002170016310, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all existing easements and restrictions of record.

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 804 Garrett Way Court, Antioch, TN 37013

(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), 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), 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 our hands this 16th day of May, 2018.

Joshua J. Kurtz

Alyssa J. Kurtz

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 16th day of May, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128