Bill Garrett Davidson County
Batch# 98181 DEEDWARR
05/30/2018 11:30:04 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60
20180530-0051418

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $278,000.00 Affiant Subscribed and sworn to before me, this 29th day of May, 2018. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Molly Elizabeth Spurgeon **Monty Ray Spurgeon**	**New Owner**	**Map/Parcel 161-10-0-A-149.00CO**
5216 Cardiff Drive		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, WE,

Marian D. Barnum and Stephen M. Barnum, husband and wife

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

Molly Elizabeth Spurgeon and Monty Ray Spurgeon, wife and husband

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. 125 on the Plan of Phase Two, Villages of Brentwood, of record in Plat Book 6250, Page 169, Surveyor's Certificate of Correction in Book 8484, Page 140, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marian D. Barnum and Stephen M. Barnum, by Warranty Deed, from Martha J. Lund, unmarried, dated December 14, 2000, of record in Instrument No. 20001215-0123412, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Page 169, corrected in Book 8484, Page 140, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6143, Page 11, amended Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251, Book 8507, Page 831, Book 11526, Page 579, Instrument No. 20000606-0056066, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Sewer of record in Book 6897, Page 120, Book 6897, Page 184 (for Water Mains), Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20001214-0122894, Register's Office for DAVIDSON County, Tennessee.
Water Mains Easement of record in Book 8197, Page 338, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11078, Page 919, Instrument No. 20040622-0073413, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6158, Page 352, amended in Instrument No. 20000606-0056067, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5216 Cardiff Drive, Nashville, TN 37211.

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 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. 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/our hand(s) this 29th day of May, 2018.

Marian D. Barnum

Stephen M. Barnum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Marian D. Barnum and Stephen M. Barnum, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180297JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027