WARRANTY DEED

Bill Garrett Davidson County
Batch# 100690 **DEEDWARR**
06/05/2018 12:43:47 PM 2 pgs
Fees: $13.00 Taxes: $980.13

20180605-0053774

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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
Kenneth Edward Robinson	Quicken Loans, Inc	15109OA00200
(NAME)	(NAME)	
2354 Irby Lane	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37127-6617	Detroit, MI 48226-1906	
(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, **Donna Margaret Anderson and Carl Leroy Anderson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kenneth Edward Robinson, 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. 2 on the Plan of Final Plat, Long Hunter Chase, Phase 1, Section III, a Residential Planned Unit Development, of record in Plat Book 9700, Page 958, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donna Margaret Anderson and husband, Carl Leroy Anderson by Warranty Deed from John E. Mastin and wife, L. Ramona Mastin, dated 11/02/2005, recorded 11/03/2005, of record in Instrument No. 20051103-0133365, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 9700, Page 958; Covenants, conditions, easements and restrictions of record in Book 9430, Page 251, First Amendment to Declaration of record in Book 9534, Page 938, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Grant of Transmission Line Easement of record in Book 2336, Page 532, Book 2338, Page 466, Book 4428, Page 568; Easement contained in Declaration of Taking of record in Book 4446, Page 423; Easement contained in Judgment of record in Book 4535, Page 351; Agreement for Dedication of Easement of record in Book 4717, Page 515; Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8197, Page 288, Book 10796, Page 625; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9588, Page 930, Book 10796, Page 628; Boundary Plat of record in Book 7900, Page 595; Open Area contained in Quitclaim Deed of record in Instrument No.

20030820-0120927; and Charter of Long Hunter Chase Homeowners' Association of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.

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 4313 Cambridge Drive, 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 30th day of May, 2018.

Donna Margaret Anderson

Carl Leroy Anderson

State of Tennessee
County of Wilson

Personally appeared before me Donna Margaret Anderson and Carl Leroy Anderson, 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 30th day of May, 2018.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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