WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 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
Grant Cornay	Bank of Tennessee	150120A08800
(NAME)	(NAME)	
3785 Seasons Drive	P.O. Box 4980	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 105780 **DEEDWARR**
06/18/2018 11:12:50 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20180618-0058269

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, **Roderick Smith and Judy Smith, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Grant Cornay, an unmarried man**, hereinafter called the GRANTEE (S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 749, on the Plan of Final P.U.D Plan, Phase IV, Somerset, of record in Plat Book 7900, Pages 978-979, 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 Roderick Smith and Judy Smith, husband and wife by Warranty Deed from Gregory M. Ellzey and wife, Judy L. Ellzey, dated 10/08/2010, recorded 10/13/2010, of record in Instrument No. 20101013-0081938, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 7900, Pages 978-979; Covenants, conditions, easements and restrictions recorded, in Book 7619, Page 647 and Corporate Bylaws of Somerset Homeowners Association, Inc, recorded in Book 7619, Page 679, Amendment to Corporate By-Laws recorded in Book 9647, Page 472, First Amendment to the By-Laws recorded in Book 9509, Page 363, Second Amendment to Corporate By-Laws recorded in Instrument No. 20090513-0044145, Amendment number One to Declaration recorded in Book 7657, Page 583, Amendment number Two to Declaration recorded in Book 7675, Page 923, Third Amendment to Declaration recorded in Book 8708, Page 630, Amendment number Four to Declaration recorded in Instrument No. 20060405-0039162, First Supplementary Declaration recorded in Book 7776, Page 826 and Eighth Supplementary Declaration recorded in Book 9696, Page 654; Plat map of record in Book 6900, Page 733; Charter of Somerset Homeowners Association, Inc., of record in Book 7661, Page 37, in the Register's Office for Davidson County, Tennessee.

For the purposes of this transaction the property herein described and commonly known as 3785 Seasons Drive, Nashville, TN 37013 is one and the same and also known as 6357 Mount View Road, Antioch, TN 37013.

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 3785 Seasons Drive, Nashville, 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), his 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), his 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 our hands this 15th day of June, 2018.

Roderick Smith

Judy Smith

State of Tennessee
County of Wilson

Personally appeared before me Roderick Smith and Judy Smith, 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 15th day of June, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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