WARRANTY DEED

Bill Garrett Davidson County
Batch# 110436 **DEEDWARR**
06/29/2018 10:14:02 AM 2 pgs
Fees: $13.00 Taxes: $1,351.98

20180629-0062987

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/8/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0532

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Epperson and wife, Jana N. Epperson	New owner	#110030A07700
(NAME) 2769 Alvin Sperry Pass aka 2873 Lakeside Meadows Cir	(NAME) same	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS ($365,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK S. MASON, JR. AND WIFE, KATHERINE M. MASON,

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

ANDREW EPPERSON AND WIFE, JANA N. EPPERSON,

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. 77, on the Plan of the Final Plat of Phase 3, Lakeside Meadows, a Cluster Lot Development, of record in Plat at Instrument No. 20150406-0029421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark S. Mason Jr. and Katherine M. Mason, husband and wife, by deed from The Jones Company of Tennessee, L.L.C. a Missouri limited liability company, of record in Instrument 20160429-0041871, Register's Office for said County, dated April 28, 2016.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20080731-0078498, as amended in Instrument 20110927-0074551, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20150406-0029421, said Register's Office; (3) Dedication of Easement and Maintenance Agreement for Sewer Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 20150812-0080838, said Register's Office; (4) Soil Absorption Letter in Book 6431, Page 609, said Register's Office; (5) Right of Use of Spring in Book 1001, Page 112, said Register's Office; (6) Storm Water Detention Agreement of record in Instrument 20070112-0005324, said Register's Office; (7) Inspection & Maintenance Agreement for Private Stormwater Management Facilities in Instrument 20071226-0146916, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2769 Alvin Sperry Pass aka 2873 Lakeside Meadows Cir, Mount Juliet, TN 37122
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 25th day of June, 2018.

Mark S. Mason, Jr.

Katherine M. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark S. Mason, Jr. and Katherine M. Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2018.

My Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.