WARRANTY DEED

Bill Garrett Davidson County
Batch# 117618 DEEDWARR
07/17/2018 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,016.39
20180717-0069656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR **VALUE**, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David M. Carhart	Draper & Kramer Mortgage	086 10 0A 010.00
(NAME)	(NAME)	
137 Lakeside Ct.	1431 Opus Place Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Downers Grove IL 60515	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Four Thousand Seven Hundred And No/100 Dollars ($274,700.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John R. Culpepper, II and Christina Watkins Culpepper, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David M. Carhart, a single man**, 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. 10 on the plan of Hermitage Highlands, as shown by plat of record in Instrument No. 20030422-0052784, in the Register's Office for Davidson, County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John R. Culpepper II and Christina Watkins Culpepper, husband and wife by Warranty Deed from Brian Ewing and Michelle Ewing, husband and wife dated April 17, 2015 and recorded April 20, 2015 as Instrument No. 20150420-0035063, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 137 Lakeside Ct., Hermitage, TN 37076

File Number: FND-184808SSO

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, has 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 17 day of July, 2018.

John R Culpepper II
John R. Culpepper, II

Christina W. Culpepper
Christina Watkins Culpepper

Christina Watkins Culpepper

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John R. Culpepper, II and Christina Watkins Culpepper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-184808SSO

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

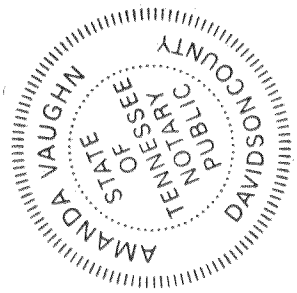
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)