Bill Garrett Davidson County
Batch# 120888 DEEDWARR
07/25/2018 02:30:43 PM 2 pgs
Fees: $13.00 Taxes: $865.80
20180725-0072641

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jonathan David Webb
1033 Brookside Woods Blvd.
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-12-0B
PARCEL 007.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ethan K. Duncan and wife, Kirsten Marlee Duncan** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan David Webb, married,** 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:

Being Lot No. 63, on the Plan of Phase One and a portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development of record in Plat Book 9700, Page 397, 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 Ethan K. Duncan, unmarried by deed from Judith J. Meadows k/n/a Judith J. Greathouse and Harold Willis and Carrie Willis, as Joint tenants in common, dated May 14, 2012, of record in Instrument No. 20120622-0054688, Register's Office for Davidson County, Tennessee.
Kirsten Marlee Duncan herein joins in to convey any and all rights and interests she may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 10444, Page 213, amended in Book 11103, Page 156 and in Book 11453, Page 900; By-Laws for Brookside Woods Homeowners Association of record in Book 10444, Page 230; Articles of Incorporation of Brookside Woods Homeowners Association of record in Book 10451, Page 506; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11125, Page 436; Easement in favor of First Suburban Water Utility District of Davidson County, Tennessee of record in Book 5609, Page 627; Quitclaim Deed to Brookside Woods HOA for easement in Book 11450, Page 112; Charter ROW of Nashville and Eastern Railroad Corp as shown on all plats; subject to the flow of Stoners Creek as shown on all plats, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 397, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1033 Brookside Woods Blvd. Hermitage, TN 37076.**

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 23rd day of July, 2018.

Ethan K. Duncan

Kirsten Marlee Duncan

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ethan K. Duncan and wife, Kirsten Marlee Duncan, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2018.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-7-19

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $234,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2021