Bill Garrett Davidson County
Batch# 121403 DEEDWARR
07/27/2018 10:34:06 AM 2 pgs
Fees: $13.00 Taxes: $970.94
20180727-0073364

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,415.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. 18-0939

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Samuel J. McGaw and Courtney J. McGaw<br>(NAME) | CapStar Bank<br>(NAME) | 174 9 B 27 CO |
| 113 Lightwood Drive<br>(STREET ADDRESS) | 2002 Richard Jones Rd., Ste 300A<br>(STREET ADDRESS) | |
| Antioch, TN 37013<br>(CITY) (STATE) (ZIP) | Nashville TN 37215<br>(CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel J. McGaw and Courtney J. McGaw, husband and wife**, 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. 27 as shown on the Final Plat of Kingsport Phase 1, of record in Instrument No. 20171117-0118044, corrected in Instrument No. 20171205-0123987, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee Corporation by Deed dated February 21, 2018 from Green Trails, LLC, a Tennessee limited liability company, recorded February 22, 2018, in Instrument Number 20180222-0016741, corrected in Instrument No. 20180312-0023161, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20171117-0118044, corrected in Instrument No. 20171205-0123987, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers/Storm Drainage in Book 9539, page 616, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20150323-0024588, in

the Register's office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20080130-0009570, in the Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Instrument No. 20171120-0119159, Register's Office for Davidson County, Tennessee.

6. Master Deed and Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20171120-0119160, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Lightwood Drive, Antioch, TN 37013.

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. Whenever 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 my/our hand(s) this 26th day of July, 2018.

Clayton Properties Group, Inc., a Tennessee Corporation

By: _____
Lauren Luegers, Authorized Agent

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STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lauren Luegers, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of July, 2018.

My Commission Expires: 3/2/21

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**