Bill Garrett Davidson County
Batch# 126781 DEEDWARR
08/09/2018 10:06:03 AM 2 pgs
Fees: $13.00 Taxes: $1,187.70
20180809-0078424

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22 (AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE

W-VG-18-6716

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Martineau	**NEW OWNER**	
(NAME)	(NAME)	**126-16-0A-205.00-CO**
6716 Boundary Run		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOHN WESLEY CARTER AND COURTNEY CUTILLO CARTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT MARTINEAU, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 100 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2 of record in Plat at Instrument No. 20021022-0129510, 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 John Wesley Carter and Courtney Cutillo Carter, husband and wife by Warranty Deed from Daniel Melamed and wife, Sara Melamed of record in Instrument No. 20130702-0068379, Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 02, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record as Instrument Number 20021022-0129510, Register's Office of Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat in Instrument 20011024-0115969, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee
- Charter for HOA in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for open space in Instrument No. 200204240050565, Register's Office for Davidson County, Tennessee.
- Plan of Newsom Land in Plat Book 1, Page 25, and Plat Book 1, Page 121, Chancery Court for Davidson County, Tennessee.
- Easement and rights granted Nashville, Chattanooga & St. Louis Railway in Book 513, Page 936, Register's Office for Davidson County, Tennessee.
- Easement and rights granted to Tennessee Electric Power Co in Book 751, Page 375 and Book 787, Page 7, Register's Office for Davidson County, Tennessee.
- Easement and rights of way take by Tennessee Valley Authority as set forth in Declaration of Taking in Book 4205, Page 194 and Judgment in Book 4226, Page 715, Register's Office for Davidson County, Tennessee.
- Easements and rights of way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
- Easement granted in Agreements for Dedication for Public Utilities Easement to Harpeth Valley Utilities District in Book 7526, pages 315, 318 and 324, and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
- Declaration of Road & Utilities Access Easement in Instrument No. 20010706-0072536, Register's Office

for Davidson County, Tennessee.
• Stormwater Detention Agreement in Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
• Landscape Agreement in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
• Declaration of Road and Utility Access Easement in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement in Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **6716 Boundary Run, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 my/our hand(s) this the 7th DAY OF AUGUST, 2018.

John Wesley Carter

Courtney Cutillo Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212