WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 174674 DEEDWARR
12/17/2018 10:18:10 AM 2 pgs
Fees: $13.00 Taxes: $686.35

20181217-0122291

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2018 .

Notary Public

MY COMMISSION EXPIRES: 9-16-2020

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek L. Daniels	Derek L. Daniels	
(NAME)	(NAME)	
757 Tulip Grove Road, Unit 1401	757 Tulip Grove Road, Unit 1401	075120C00700CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, We Robert A. Carter and Bobbie Y. Carter Co-Trustees of the Robert A. Carter and Bobbie E. Carter Family Revocable Living Trust dated 6/27/2011, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Derek L. Daniels, hereinafter called the GRANTEE(S), his 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. 1401 on the Plan of the Resubdivision of Phase One, Brookside Park Townhomes, A Horizontal Property Regime with Elements of record in Instrument No. 200001070002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert A. Carter and Bobbie Y. Carter, Co-Trustees of the Carter Family Revocable Family Trust Dated 06/27/2011 by Warranty Deed from Bobbie Y. Carter, dated June 27, 2011 and recorded July 05, 2011 of record in Instrument No. 201107050051310, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 200001070002402, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 11653, Page 251, First Amended recorded as Instrument No. 200007180070532 and Instrument No. 200102120013362, Register's Office for Davidson County, Tennessee. Easement recorded in Book 4126, Page 977, in the Register's Office of Davidson County, Tennessee. Charter of Brookside Park Townhouse Corporation recorded as Book 11653, Page 248 Register's Office for Davidson County, Tennessee. Quitclaim Deed to Brookside Park Townhomes Homeowners Association recorded as Instrument No. 200910270098890, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 757 Tulip Grove Road, Unit 1401, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 10TH DAY OF DECEMBER, 2018.

By: _____ Date: 12-10-2018
Robert A. Carter, Co- trustee

By: _____ Date: 12-10-2018
Bobbie Y. Carter, Co-trustee

State of California
County of San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Carter and Bobbie Y. Carter, Co-Trustees with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Co-Trustees of Robert A. Carter and Bobbie Y. Carter Family Revocable Living Trust dated 6/27/2011, the bargainor, and who, being authorized to do so, acknowledged thye executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of December, 2018.

_____
Notary Public:
My Commission Expires: 3/1/2020

B. HAMMER
Comm. #2142794
Notary Public - California
Marin County
Comm. Expires Mar 1, 2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122