STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4836

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 213794 DEEDWARR
04/04/2019 09:19:20 AM 2 pgs
Fees: $13.00 Taxes: $850.63
20190404-0030669

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robyn Dunman (NAME)	CMG Mortgage, Inc. (NAME)	034-07-0A-011.00-C
603 Glenn Circle (STREET ADDRESS)	139 Maple Row Boulevard, 100 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (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, **Michael DePass and wife, Carrie DePass**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robyn Dunman, a single woman**, 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 all of Unit No. 11, on the Plan of Site Plan, Planned Unit Development, Phase I, Harbor Village, as shown by plat appearing of record in Plat Book 6250, Page 626 amended in Book 6900, Page 37, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Michael DePass and wife, Carrie DePass by Deed dated November 2, 2005, recorded November 8, 2005, in Instrument Number 20051108-0135216, 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 Plat Book 6250, Page 626 amended in Book 6900, Page 37, Register's Office for Davidson County, Tennessee.

2. Boundary Plat of record in Book 6250, Page 626, Register's Office for said County.

3. Charter of Homeowners Association of record in Book 6635, Page 254; Book 7637, Page 813; and Instrument 20030611-0080884, Register's Office for said County.

4. Master Deed and Amendments of record in Book 7675, Page 733; Book 7675, Page 804; Book 7675, Page 837; and Book 8402, Page 569, Register's Office for said County.

5. Common Area conveyed to Homeowners Association of record in Book 8485, Page 966 and Instrument 20110211-0012143, Register's Office for said County.

6. Deed of conveyance for sewer lines of record in Book 7026, Page 914, Register's Office for said County.

7. Easements for Sanitary Sewers and Storm Drainage of record in Book 5589, Page 831; Book 5970, Page 679; and Book 7121, Page 202, Register's Office for said County.

8. Grant of Easement from Homeowners Association to Comcast of Nashville I, LLC of record in Instrument 20110930-005699, Register's Office for said County.

9. Restrictions as recorded in Book 6628, Page 577; Book 6646, Page 543; Book 10672, Page 743; Instrument 20010817-0089318; 20070205-0014894; 20170808-0081338; 20170918-0095380 and 20171219-0129364, Register's Office for Davidson County, Tennessee.

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

The 2018 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 603 Glenn Circle, Madison, TN 37115.

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 1st day of April, 2019.

Michael E. DePass

Michael DePass

Carrie DePass

Carrie DePass

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Charlotte

On this 1st day of April, 2019, before me personally appeared Michael DePass and Carrie DePass, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 1st day of April, 2019.

Richard W. Combs

Notary Signature
My commission expires: 3/6/22

RICHARD W COMBS
Commission # GG 192873
Expires March 6, 2022
Bonded Thru Budget Notary Services

PREPARED BY AND RETURN TO:

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