Karen Johnson Davidson County
Batch# 220895 DEEDWARR
04/23/2019 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20190423-0037303

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911727

WARRANTY DEED

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2019.

NOTARY PUBLIC

My commission expires: 8.22.21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Scrivener and Lisa A. Scrivener 3313 Balfron Drive Nolensville, TN 37135	Steve Scrivener and Lisa A. Scrivener 3313 Balfron Drive Nolensville, TN 37135	187 05 0B 004.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SAMUEL J. FASONE AND ANNA M. FASONE, AS TRUSTEES OF THE FASONE FAMILY TRUST UTD AUGUST 13, 2014**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **STEVE SCRIVENER AND LISA A. SCRIVENER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revision One, Gene Smith Property of record in Instrument No. 20170731--0077366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being that same property conveyed to Samuel J. Fasone and Anna M. Fasone, as Trustees of the Fasone Family Trust UTD August 13, 2014, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated January 26, 2018 and recorded in Instrument No. 20180126-0008501, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3313 Balfron Drive, Nolensville, TN 37135. The property is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is subject to the following matters:

- Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, GENE SMITH PROPERTY, as recorded at Instrument No. 20170510-0046570 and 20170731-0077366, Register's Office for Davidson County, Tennessee ("RODC").
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130717-0074035, amended at 20140814-0073542 and 20170720-0073493, RODC.
- Charter or record in Instrument No. 20121213-0114972, RODC.
- Stormwater Detention Agreement of record in Instrument No. 20150622-0059212, RODC.
- Sewer Easement recorded of record in Instrument No. 20051031-0131232, RODC.
- Zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of April, 2019.

THE FASONE FAMILY TRUST UTD AUGUST 13, 2014

BY: SAMUEL J. FASONE, TRUSTEE

BY: ANNA M. FASONE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Samuel J. Fasone and Anna M. Fasone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The Fasone Family Trust UTD August 13, 2014, the within named bargainor and that they as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by themselves as, Trustees.

WITNESS my hand and seal, this the 23rd day of April, 2019.

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/10/22

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-22-2021