WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

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
Eric M. Houck	new owner	141-05-0A-550.00-CO
(NAME)	(NAME)	
1537 Brockton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 229104 DEEDWARR
05/13/2019 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20190513-0044579

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, **Matthew G. Carson and Jennifer L. Carson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eric M. Houck, a married man**, hereinafter called the GRANTEE(S), his/her/their 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. 550 on the Plan of Avondale Park, Phase 3, Section 2, of record in Instrument No. 20151007-0102442, 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 Jennifer L. Carson and Matthew G. Carson, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 12, 2016 and recorded December 14, 2016 of record in Instrument No. 20161214-0131260, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20151007-0102442, and Instrument No. 20140722-0064838 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20081203-0117452, and Amendment Recorded In Instrument No. 20090331-0028791, Instrument No. 20101223-0102254, Instrument No. 20190313-0023161, in the Register's Office for Davidson County, Tennessee. together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement recorded in Book 787, Page 7 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 4118, Page 694 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 4228, Page 635 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 4273, Page 280 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 10748, Page 876 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 123, Page 674 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 4193, Page 903 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 5738, Page 819 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 5738, Page 832 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 7601, Page 400 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 840, Page 540 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20040204-0013639 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20040204-0013640 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20040204-0013641 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20041207-0145662 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20060110-0003857 in the Register's Office of Davidson County, Tennessee.

Easement recorded in Instrument No. 20080818-0084836 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20080826-0087638 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20090707-0063325 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20140114-0003778 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Instrument No. 20140416-0031703 in the Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement, including terms and conditions thereof as recorded in Instrument No. 20071002-0117293, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement, including terms and conditions thereof as recorded in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement, including terms and conditions thereof as recorded in Instrument No. 20141202-0110280, Register's Office for Davidson County, Tennessee.
Quit Claim Deed Convey to Avondale Park Owner's Association, Inc., Recorded in Instrument No. 20170130-0009317, in the Register's Office for Davidson County, Tennessee.
Charter for Avondale Park Owners' Association, Inc., Recorded in Instrument No. 20081203- 0117350, in the 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 ☒ 1537 Brockton Lane, Nashville, TN 37221

(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 May, 2019.

Matthew G. Carson

Jennifer L. Carson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew G. Carson and Jennifer L. Carson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of May, 2019.

Notary Public:
My Commission Expires: 2-21-22

WILLIAMSON COUNTY KIMBERLY D. HICKS NOTARY PUBLIC TENNESSEE STATE OF

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

201905130044579

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

