RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 256000 DEEDWARR
07/12/2019 09:24:20 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190712-0068020

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $295,000.00.

Affiant

Sworn to and subscribed before me this 11th day of July, 2019.

Notary Public

My Commission Expires: 11/22/2021

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
LaQuita Holbert and Troy Holbert 2321 Willesden Green Ct. Hermitage, TN 37076	Carrington Mortgage 1600 South Douglass Rd #110+200A Anaheim, CA 92806	086-08-0A-061.00-CO

This Indenture is made on the 11th day of July, 2019, by and between **WARREN MACWILLIAMS AND WIFE, CAROLYN R. MACWILLIAMS** ("Grantor"), and **LAQUITA HOLBERT AND TROY HOLBERT, WIFE AND HUSBAND** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 442 on the Plan of Final P.U.D Plan Planned Unit Development Phase III-A Camden Woods of record in Plat Book 7900, Page 571, 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 Warren MacWilliams and wife, Carolyn R. MacWilliams by Warranty deed from Beazer Homes Corp., DBA Phillips Builders of record in Book 10176, page 323, Register's Office for Davidson County, Tennessee, dated August 30, 1996 and recorded on September 03, 1996.

This is improved property known as 2321 Willesden Green Ct., Hermitage, TN 37076.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7620, Page 561, Book 7657, Page 580, Book 9231, Page 737, Book 9036, Page 329, Book

7675, Page 926, Book 8241, Page 194, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787 and Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, Register's Office for Davidson County, Tennessee.

4. Home Owners Association Charter of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Home Owners' Association of record in Book 7783, Page 585, in the Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 7620, Page 583, as amended in Instrument No. 20140707-0059384, in the Register's Office for Davidson County, Tennessee.

7. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 11th day of July, 2019.

GRANTOR:

Warren MacWilliams

Carolyn R. MacWilliams

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, WARREN MACWILLIAMS and CAROLYN R. MACWILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2019.

Notary Public

My Commission Expires: 03/24/2020

S

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075