WARRANTY DEED

Karen Johnson Davidson County
Batch# 283636 DEEDWARR
09/10/2019 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20190910-0091387

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Diane A. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2019.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE 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
Jack Ashworth	Jack Ashworth	064120A53000CO
(NAME)	(NAME)	
530 Knapp Farm Drive	530 Knapp Farm Drive	
(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 Joshua Brooks Cater and Annie Faith Cater, tenants in common with rights of survivorship, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Jack Ashworth and Linda Ashworth, husband and wife, hereinafter called the GRANTEE(S), 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 Unit No. 530, on the Plan of Fox Run, Second Revision-Part of Section 2, and First Revision-Part of Section 1, as established by the Master Deed Establishing a Horizontal Property Regime of Fox Run, of record in Book 5535, Page 713; amended in Book 5895, Page 516; amended in Book 5936, Page 301; amended in Book 6370, Page 817; and as further amended in Book 8510, Page 95, said Register's Office, and as shown on the Plan of record in Book 6250, Page 118, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Diane A. Cater, married by Warranty Deed from Mary Ellen Warren, an unmarried woman, dated 09/29/2017 and recorded 10/03/2017, of record in Instrument 201710030101352, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Diane A. Cater, unmarried, Joshua Brooks Cater, unmarried, and Annie Faith Cater, unmarried, as Tenants in Common with rights of Survivorship by QuitClaim Deed from Donald R. Barrett, Jr. Trustee dated 01/30/2019 and recorded 01/30/2019, of record in Instrument 201901300008873, Register's Office for Davidson County, Tennessee. The said Diane A. Cater, unmarried, having since died on February 18, 2019 leaving Joshua Brooks Cater and Annie Faith Cater as tenants in common with rights of survivorship.

Subject to all matters shown on the plat of record in Plat Book 6250, Page 118; Covenants, conditions, easements and restrictions recorded in Book 5535, Page 713, and amended recorded in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, Book 8510, Page 95, 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 including terms and

conditions thereof as recorded in Book 8035, Page 646; Charter of record in Book 5208, Page 188; and Rights of others under the terms and conditions contained in the By-laws of record in Instrument 201206200053936, and Amendment Of of record in Book 4956, Page 590, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100, Instrument 201810090100048, all of record 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 ☒ 530 Knapp Farm Drive, 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 5th day of September, 2019.

By: _____
Joshua Brooks Cater

By: _____
Annie Faith Cater

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Brooks Cater and Annie Faith Cater, 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 5th day of September, 2019.

_____
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons 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 she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY