

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2019.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 302011 DEEDWARR
10/17/2019 09:09:17 AM 2 pgs
Fees: $13.00 Taxes: $984.20

20191017-0106359

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melisa K. McPherson	**New Owner**	**188100A04400CO**
1836 Grace Point Lane		
Nolensville, TN 37135		

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 HEREBY ACKNOWLEDGE, WE,

Eric Soloway, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melisa K. McPherson, unmarried

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 Lot No. 44 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, Final Plat Subdivision of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric Soloway, a single person, by Warranty Deed from Sean M. Wilder and wife, Jessica L. Wilder, dated March 28, 2013, of record in Instrument No. 20130404-0033416, Register's Office for Davidson County, Tennessee. Eric Soloway has since married. Spouse of Grantor does not enter into the execution of this instrument because said property was never her primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed Restrictions in Instrument No. 20070627-0076581, as supplemented by Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, and amended by Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, and Instrument No. 20180125-0008094, and affected by assignment of developer rights in Instrument No. 20171002-0100690, said Register's Office.

Easements of record in Instrument No. 20070703-0079178 and Instrument No. 20180719-070523, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20070702-0078659, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1836 Grace Point Lane, Nolensville, TN 37135.

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 in 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. 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.

_____ Date: 10/3/19
Eric Soloway

_____ Date: _____

STATE OF TN
COUNTY OF Rutherford

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Personally appeared before me, a Notary Public of said County and State, Eric Soloway, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of October, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 5.22.22