Karen Johnson Davidson County
Batch# 407108 DEEDWARR
05/28/2020 01:00:15 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20200528-0055073

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200326023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

M. Spitzmagh
Affiant

Subscribed and sworn to before me, this 26th day of May, 2020.

J Anderson
Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan Figler and Aubrey Garcia 2213 Vineyard Garden Lane Nolensville TN 37135	New Owner	Tax Parcel ID No. 188-10-0A-097.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Watkins and Abbey Watkins, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Figler and Aubrey Garcia, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 97, as shown on the map entitled Carothers Crossing Phase 2, Section 2, Lots 62-123, Final Plat Subdivision, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL WATKINS AND ABBEY WATKINS, HUSBAND AND WIFE, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170418-0037407, dated April 13, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 188-10-0A-097.00 CO.

Matters shown on the Plan of record in Instrument No. 20070807-0093935, said Register's Office. Master Deed Restrictions For Carothers Crossing of record in Instrument No. 20070627-0076581, amended in Instrument No. 20080515-0049893, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and in Instrument No. 20080515-0049892, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains, Pumps and Appurtenances of record in Instrument No s . 20070703-0079178 and 20071026-0126493, said Register's Office.

Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, said Register's Office.

Declaration of Easement of record in Instrument No. 20140507-0038903, Supplemental Declaration of Record in Instrument No. 20140603-0048042, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and in Instrument No. 20070702-0078659, said Register's Office.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, said Register's Office.

This is improved property located at 2213 Vineyard Garden Lane Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2020.

Paul Watkins

Abbey Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Watkins and Abbey Watkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES
MARCH