WARRANTY DEED

Karen Johnson Davidson County
Batch# 430098 **DEEDWARR**
07/02/2020 12:24:11 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20200702-0071843

B-TAG-20-805

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Calarco and Kimberly L. Calarco	**F&M Bank**	
(NAME)	(NAME)	
805 Wickshire Drive	**50 Franklin St.**	**172-09-0A-114.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Clarksville, TN 37040**	
(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 consideration, the receipt of which is hereby acknowledged, **CODY W. SEXTON AND JENNIFER N. BARNISH-SEXTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW CALARCO AND KIMBERLY L. CALARCO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 114 on the Plan of Final Plat of Section Three Banbury Crossing of record in Plat Book 9700, Page (s) 665 and 666, 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 Cody W. Sexton and Jennifer N. Barnish-Sexton, husband and wife by Warranty deed from Sharraff M. Mallery and wife, Sonja P. Mallery of record in Instrument No. 20181030-0107506 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on October 30, 2018.

This instrument is being executed on behalf of Cody W. Sexton, pursuant to a Power of Attorney executed by same on the 6th day of June, 2020, of record in Instrument No. 20200702-0071841, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Jennifer N. Barnish-Sexton, pursuant to a Power of Attorney executed by same on the 6th day of June, 2020, of record in Instrument No. 20200702-0071842 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 665 and 666, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of the P.U.D. Boundary Plat for Banbury Crossing of record in Plat Book 9700, Page 549, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2438, Page 460, Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 254, Book 4148, Page 264 and Book 4148, Page 292, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Banbury Crossing, of record in Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Book 4693, Page 961, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.
- By-Laws of Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20020610-0070239, in the Register's Office for Davidson County, Tennessee.
- Charter of Banbury Crossing Homeowner's Association, Inc., of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easements of record in Book 1174, Page 153 and Book 2438, Page 392, in the Register's Office for Davidson County, Tennessee.

• Storm Water Agreement of record in Book 10633, Page 330, in the Register's Office for Davidson County, Tennessee.
• Agreement for sewer easement of record in Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee.
• Easements of record in Book 11398, Page 197, in the Register's Office for Davidson County, Tennessee.
• Maintenance and Easement Agreement of record in Instrument No. 20040831-0105431, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 Wickshire Drive, Brentwood, Tennessee 37027**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 1st DAY OF JULY, 2020.

Cody W. Sexton by Adam Jefferson, Attorney in Fact

Jennifer N. Barnish-Sexton by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CODY W. SEXTON AND JENNIFER N. BARNISH-SEXTON, and who acknowledged he/she/they executed the same as the free act and deed of the said CODY W. SEXTON AND JENNIFER N. BARNISH-SEXTON.

Witness my hand and official seal, this the 1st of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212