WARRANTY DEED

Karen Johnson Davidson County
Batch# 486852 DEEDWARR
09/30/2020 03:38:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20200930-0112930

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2017LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Keith C. Stanton, Special Trustee, and his successors in trust, of the John H. Carter Trust dated October 28, 2019	Same as the property	
2042 Traemoor Village Drive		114 07 0A 013.00
Nashville, TN 37209		

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 ACKNOWLEDGED, WE,

ERIC W. GUNTER, AN UNMARRIED MAN

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

KEITH C. STANTON, SPECIAL TRUSTEE, AND HIS SUCCESSORS IN TRUST, OF THE JOHN H. CARTER TRUST DATED OCTOBER 28, 2019

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 Unit No. 13 of The Townhomes of Traemoor Village, as shown on Exhibit A- 1 " of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village of record in Instrument No. 20070323-0035561; Amended and Restated in Instrument No. 20080318-0027145 and Amendment to Amended and Restated in Instrument No. 20080808-0081934, Registers Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric W. Gunter, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20081001-0099329, in the Register's Office of Davidson County, Tennessee, dated September 26, 2008 and recorded on October 01, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Traemoor Village, as recorded in Instrument No. 20070607-0068258.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035561; Amended and Restated in Instrument No. 20080318-0027145 and Amendment to Amended and Restated in Instrument No. 20080808-0081934.
5. Easement for Public Utilities, recorded in Book 7142, Page 463.
6. Easement for Broadband Communications, recorded in Instrument No. 20170921-0097001.
7. Easement recorded in Book 7847, Page 385.
8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061017-0128855.

This is improved property known as 2042 Traemoor Village Drive, Nashville, TN 37209

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 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.

Witness my hand on the 28 day of September, 2020.

X Eric W. Gunter

Eric W. Gunter

STATE OF SC

COUNTY OF Greenville

Personally appeared before me, a Notary Public of said County and State, ERIC W. GUNTER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Simpsonville (city), SC (state), this 28 day of September, 2020.

Notary Public

My Commission Expires: Feb 14 2022

LEE ALVERSON NOTARY PUBLIC SOUTH CAROLINA COMM. EXP. FEBRUARY 14, 2022

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY