21-CD-017

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 573108 DEEDWARR
02/11/2021 10:33:26 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210211-0019711

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Katie Ellison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-11582

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Megan Brianna Barrows (NAME)	Loandepot.com, LLC (NAME)	141-07-0B-014.00-CO
209 Roslynn Ct. (STREET ADDRESS)	4800 N. Scottsdale Rd. Ste 3800 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Scottsdale, AZ 85251 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **William H. Price and Melissa M. Price, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Brianna Barrows**, * 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:

* an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, Page 357, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William H. Price and Melissa M. Price, husband and wife by Deed dated May 31, 2017, recorded June 2, 2017, in Instrument Number 20170602-0054935, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, Page 357, Register's Office for Davidson County, Tennessee.
2. PUD Boundary Plat of record in Book 6900, Page 421 and Book 7900, Page 327, Register's Office for said County.
3. Drainage Easement of record in Book 3314, Page 23, Register's Office for said County.
4. Easement retained in parent tract for purpose of running sewer and water lines to water pump station.
5. Charter of Homeowners Association of record in Book 7382, Page 225; Book 7820, Page 608; Book 8235, Page 521; and Book 8584, Page 20, Register's Office for said County.
6. Common Area conveyed to Homeowners Association of record in Book 9101, Page 667 and Instrument 20001218-0123912, Register's Office for said County.
7. Restrictions as recorded in Book 8556, Page 11; Book 11433, Page 936; Book 9383, Page 526; Book 9662, Page 869; Book 10190, Page 182; and Book 10410, Page 89, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Melissa M. Price is signed by her duly appointed Attorney-in-fact William H. Price, pursuant to the Power of Attorney recorded in Instrument # 20210211-0019710 said Register's Office.

This is improved property, known as 209 Roslyn Court, Nashville, TN 37221.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 9th day of February, 2021.

William H. Price

Melissa M Price by William H Price AIF
Melissa M. Price by William H. Price, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2021, before me personally appeared William H. Price, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2021.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature

My commission expires: _____

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William H. Price, Attorney-in-Fact for Melissa M. Price, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of February, 2021.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public

My Commission Expires: _____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066