Box 44
LH

File No. 250500525

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 10:20 2 pgs
Fees:13.00 Taxes:625.30

20050601-0061505

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDA TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Platt	~~Andy Platt~~ NCBL	173-11-A-6 CO
(NAME)	(NAME)	
2020 Stanford Village Dr.	PO Box 8800	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dayton, OH 45401-8800	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED , Ben W. Doke and Leslie A. Doke, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andy Platt and wife, Melissa Platt, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 6, on the plan of Section One, Stanford Village of record in Instrument No. 200002040012060,and Instrument No. 200002040012061, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ben W. Doke and Leslie A. Doke, husband and wife by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Instrument No. 20010605-0058871, Register's Office for said County.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Restrictive Covenants of record in Instrument No. 200002030011283, Instrument No. 2000022800119107, and Instrument No. 200003010020280, Register's Office of said County.

By-Laws of record in Instrument No. 200002170016311, Register's Office of said County.

HOA Charter of record in Instrument No. 200002170016310, Register's Office of said County.

Quitclaim Deed to HOA of record in Instrument No. 200404220045791, Register's Office of said County.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2020 Stanford Village Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/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), his/her/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 31st day of May, 2005.

Ben W. Doke

Leslie A. Doke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ben W. Doke and Leslie A. Doke, husband and wife, 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 31st day of May, 2005.

Commission expires: 1-22-05

Notary Public

File Number: 250500525

RETURN TO:
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY