Davidson County DEEDWARR
Recvd: 05/18/15 11:29 3 pgs
Fees:18.00 Taxes:582.75
20150518-0045409

WARRANTY DEED

J. Carlton Drumwright
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 $157,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 15TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 218 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1153B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hannah Marcom	Peoples Home Equity	188-10-0A-052.00-CO
2021 Oak Trail Dr	150 Seven Oaks Drive	
Nolensville, TN 37135	Knoxville, TN 37922	

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,

AARON KONGSAYSY AND AND NATHANIEL HUDSON, BOTH SINGLE PERSONS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HANNAH MARCOM, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 52 on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61 Final Plat Subdivision of record in Plat at Instrument No. 20070807-0093924, 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 Aaron Kongsaysy and Nathaniel Hudson, both single persons by Warranty deed from George Stallings and Paul Pate of record in Instrument No. 20110310-0019019 Register's Office for Davidson County, Tennessee, dated March 04, 2011 and recorded on March 10, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070807-0093924, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and Instrument No. 20080515-0049892, Register's Office for Davidson County, Tennessee.

Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581 and Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.

Colonial Pipeline Easement of record in Book 4588, Page 484, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement(s) of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.

Easement & Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.

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

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2021 Oak Trail Dr, Nolensville, TN 37135

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 15th day of May, 2015.

Aaron Kongsaysy

Nathaniel Hudson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, AARON KONGSAYSY AND NATHANIEL HUDSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1153B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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 to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

