WARRANTY DEED

EVELYN WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-05-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 day of Dec 2016

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian J. Deker	New Owner	172-14-0-B-055.00CO
(NAME)	(NAME)	
5000 Hammersmith Court		Davidson County DEEDWARR Recvd: 01/05/17 12:21 4 pgs Fees:23.00 Taxes:1665.00 **20170105-0001363**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we, **Charles E. Logan and wife, Brenda C. Logan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian J. Deker and Stephanie Deker, as husband and wife**, hereinafter called the GRANTEE(S), 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. 55, on the plan of Cluster Lot Development, Winfield Park Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Logan and wife, Brenda C. Logan by Warranty Deed from Sally Neville, unmarried, dated 07/19/2013, recorded 07/22/2013, of record in Instrument No. 20130722-0075510, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Instrument No. 20010313-0024108, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 11113, Page 691, Bylaws of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.
Certification of Duly Adopted Resolution (081815) for Winfield Park Homeowners Association, Inc., of record in Instrument No. 201602111-0013422, in the Register's Office for Davidson County, Tennessee.
Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 11124, Page 852, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed for Open Space Areas of record in Instrument No. 20020515-0059528, in the Register's Office for Davidson County, Tennessee.

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 5000 Hammersmith Court, Nashville, TN 37211
(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), 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), 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 our hands this 20 day of December 2016

Charles E. Logan

Brenda C. Logan

State of _____
County of _____

Personally appeared before me Charles E. Logan and Brenda C. Logan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of _____, _____.

_____
Notary Public
My Commission Expires: _____

x see attached Acknowledgement

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Napa)

On December 20th 2016 before me, Andrew Connelly, Notary Public
(insert name and title of the officer)

personally appeared Charles E. Logan, Brenda C. Logan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ANDREW CONNELLY
Commission # 2083882
Notary Public - California
Napa County
My Comm. Expires Sep 29, 2018

True Copy Certification

I, Evelyn Watkins, do hereby make 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 to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

