WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009941 DEEDWARR
Recvd: 02/02/17 10:56 2 pgs
Fees:13.00 Taxes:1202.50
20170202-0011291

State of TENNESSEE
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$326,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 540 Heritage Pointe Dr., Suite A, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Hak	Franklin Synergy Bank	040-09-0-A-018.00co
(NAME)	(NAME)	
728 Hardys Ct.	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christine L. Kidder, unmarried and Noelle B. Wright, Unmarried, Tenants by the Entirety with full Rights of Survivorship** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily Hak, a single woman,** 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 Lot No. 18, on the plan of Whites Creek Manor, R-15 Cluster Lot Subdivision, as of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christine L. Kidder and Noelle B. Wright, Tenants by the Entirety, with rights of full survivorship from Seyed Mohammad Hassan Salfzadeh by Warranty Deed dated the 24th day of October, 2013, of record in Instrument No. 20131029-0112409 recorded the 29th day of October, 2013, in the Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20061130-0148061, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Water Detention Agreement of record in Instrument No. 20051219-0151571, Register's Office for Davidson County, Tennessee. 3) Cemetery Relocation Agreement of record in Instrument No. 20060804-0095656, and relocated by Plat of record in Instrument No. 20061215-0154532, said Register's Office. 4) Declaration of Covenants, Conditions and Restrictions of Whites Creek Manor Homeowners' Association, of record in Instrument No. 20060207-0015018, amended in 20060726-0089887, Register's Office for Davidson County, Tennessee. 5) By-Laws of Whites Creek Manor Homeowners' Association of record in Instrument No. 20060207-0015017, Register's Office for Davidson County, Tennessee. 6) 40 foot Gas Easement of record in Book 1333, page 162, Register's Office for Davidson County, Tennessee. 7) Charter of Whites Creek Manor Homeowners' Association of record in Instrument No. 20060207-0015016, Register's Office for Davidson County, Tennessee. 8) Current taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☑ property, known as 728 Hardys Ct., Whites Creek, TN 37189
(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 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. 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 hands this 31st day of January, 2017.

Christine L. Kidder

Noelle B. Wright

State of Tennessee
County of MONTGOMERY

Personally appeared before me, a notary public of said County and State, Christine L. Kidder and Noelle B. Wright, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Clarksville, TN (city) this 31st day of January, 2017.

Notary Public Trudy Stafford
My Commission Expires: 5/13/19

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2016091