Davidson County DEEDWARR
Recvd: 07/14/17 09:49 3 pgs
Fees:18.00 Taxes:795.50
20170714-0070852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: August 14, 2017

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

11/5/2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney Swanson	New owner	064-16-OD-187.00
(NAME)	(NAME)	
2624 Spring Farm Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I, **Christopher Mang, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Courtney Swanson, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 325 on the Plan of Section Four, Truxton Park, R10 Cluster Lot Subdivision, of record in Plat Instrument No. 200205280064435, 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 Christopher Mang, unmarried by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, dated 11/19/2002, recorded 11/21/2002 of record in Instrument No. 20021121-0144644, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Instrument No. 200205280064435; Covenants, conditions, easements and restrictions of record in Instrument No. 20001011-0100896; Covenants, conditions, easements and restrictions of record in Instrument No. 20001030-0107559, ByLaws of record in Instrument No. 20001101-0108604, Third Supplementary Declaration of record in Instrument No. 20020506-0055597 and re-recorded in Instrument No. 20020718-0086907; Easement of record in Book 4910, Page 838; Easement contained in Warranty Deed of record in Book 5699, Page 535; Easement Agreement of record in Book 7877, Page 328; Easement contained in Stormwater Detention Agreement of record in Instrument No. 20020524-0063322; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300; Charter of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108603; Quit Claim Deed of record in Instrument No. 20050311-0027269; Easement for the flow of Creek, as much as thereon may flow, from time to time.

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 2624 Spring Farm Lane, Hermitage, TN 37076
(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), her heirs and/or 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), her heirs and/or 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 this 6th day of July, 2017.

Christopher Mang

Christopher Mang

State of Tennessee
County of Wilson

Personally appeared before me Christopher Mang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2017.

Notary Public ~~Tracey Trumphour, MJ~~ KP 2/22/2020
My Commission Expires: ~~August 14, 2017~~

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp FEBRUARY 22, 2020
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017