Davidson County DEEDWARR
Recvd: 08/17/17 14:57 3 pgs
Fees:18.00 Taxes:717.80
20170817-0084750

WARRANTY DEED

KELLER WILLIAMS REALTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF AUGUST, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES May 9, 2021

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9153 HAMILTON CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Angela Hamilton	NEW OWNER	075120F01200CO
735 TULIP GROVE ROAD #122		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

NICOLE RENEE GOESER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANGELA HAMILTON ,AN UNMARRIED 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:

Located in Davidson County, Tennessee, being Unit No. 122 (also shown as Parcel 12), on the plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicole Renee Goeser, unmarried by Warranty Deed from Joey H. Northern and Lauren Northern, husband and wife, recorded on the 23rd day of December, 2014 in Instrument No. 20141223-0117391, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TULIP COVE TOWNHOUSE , as recorded in boundary survey recorded at Instrument No. 20050517-0055768 and Exhibit B of Instrument No. 20050525-0059119 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-0059119, as amended at Instrument Nos. 20080103-0000699 and 20120521-0043906, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Easement for Sanitary Sewer recorded in Book 4123, Page 640.

g. Utility Codes letter for detached structure recorded in Book 10413, Page 841.

h. Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20160301-0019393.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.

This is improved property known as 735 TULIP GROVE ROAD #122, Hermitage, TN 37076

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 10th day of August, 2017.

Nicole Renee Goeser

Nicole Renee Goeser

~~STATE OF~~ District of Columbia
~~COUNTY~~ OF Washington

Personally appeared before me, a Notary Public of said County and State, NICOLE RENEE GOESER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee,~~ Washington, DC this 10th day of August, 2017.

PAUL GERARDEN NOTARY PUBLIC MY COMMISSION EXPIRES 4/30/2018 DISTRICT OF COLUMBIA

Notary Public

Paul Gerarden
Notary Public, District of Columbia
My Commission Expires 4/30/2018

My Commission Expires:

File #: 17-9153 HAMILTON CP

RECORD & RETURN TO:

VANDERPOOL & PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

