WARRANTY DEED

Bill Garrett Davidson County
Batch# 1759 DEEDWARR
09/18/2017 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.43
20170918-0095199

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 6/29/21

(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
Michael Dallas Christopherson	NEW OWNER(S)	172-09-0A-152.00-CO
(NAME)	(NAME)	
1008 Heathfield Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Ruth Ann Williams, an unmarried woman,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Dallas Christopherson and Keri Ann Christopherson, 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. 150, on the Final Plat of Section Four, Banbury Crossing, (a Planned Unit Development), of record in Instrument Nos. 20000114-0004987, 20000114-0004988 & 20000114-0004989, 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 Ruth Ann Williams, an unmarried woman by Warranty Deed from J. Benjamin Smith and Kathleen Wilson Smith, husband and wife, dated 09/15/2011, recorded 09/19/2011 of record in Instrument No. 20110919-0072468, 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. 20000114-0004987, Instrument No. 20000114-0004988 & Instrument No. 20000114-0004989, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 9700, Page 549, in the Register's Office for Davidson County, Tennessee.
Open Space Map of record in Instrument No. 20040121-0008062, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10369, Page 48, Amendment to Declaration of record in Instrument No. 20030728-0105031, Instrument No. 20051020-0126681, First Supplementary Declaration of record in Book 10962, Page 516, in the Register's Office for Davidson County, Tennessee,
Easement of record in Book 1174, Page 153, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 2438, Page 392, Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 10633, Page 330, Instrument No. 200001110004044, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee.
Deed Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 240, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292, in the Register's Office for Davidson County, Tennessee.
Deed Restrictions of record in Book 4693, Page 690, Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee.
By-Laws of Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20020610- 0070239, in the Register's Office for Davidson County, Tennessee.
Charter of Banbury Crossing Homeowners Association, Inc., of record in Book 11187, Page 575, 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 1008 Heathfield Circle, Brentwood, TN 37027
(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 my hand this 14 day of July, 2017.

Ruth Ann Williams

Ruth Ann Williams

State of Tennessee
County of Williamson

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

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

WITNESS my hand and seal this .

Notary Public
My Commission Expires: 8/15/21

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

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cass
Notary's Signature

My Commission Expires: 03/03/2019

