Bill Garrett Davidson County
Batch# 17632 DEEDWARR
10/24/2017 03:45:30 PM 2 pgs
Fees: $13.00 Taxes: $998.63
20171024-0109133

WARRANTY DEED

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Antuian R. Bradford	SAME	087010B034.00
(NAME)	(NAME)	
2124 Christina Court		
(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, we, **Joseph S. Blackwell III and Patti W. Blackwell, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Antuian R. Bradford, a married man**, 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 all of Lot No. 34 on the Plan of Revised Plat of Monticello, a Cluster Lot Development of record in Plat Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joseph S. Blackwell III and Patti W. Blackwell, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 05/30/2007, recorded 06/01/2007, of record in Instrument No. 20070601-0065377, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 20060417-0043313, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20060912-0112994, Amendment to Declaration of record in Instrument No. 20060927-0119791 and Instrument No. 20121212-0114617, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Easement contained in Warranty Deed of record in Book 1536, Page 355, in the Register's Office for Davidson County, Tennessee; (4) Easement contained in Stormwater Detention Agreement of record in Instrument No. 20040702-0078871, in the Register's Office for Davidson County, Tennessee; (5) Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress purposes and Appurtenances of record in Instrument 20060925-0117948, in the Register's Office for Davidson County, Tennessee; and (6) Agreement for Dedication of Easement for Sanitary Sewers, Services, Pumps, and Appurtenances of record in Instrument 20061214-0153977, 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 2124 Christina Court, 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), 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 20th day of October, 2017

Joseph S. Blackwell III

Patti W. Blackwell

State of ~~Tennessee~~ North Carolina
County of ~~Wilson~~ Cabarrus

Personally appeared before me Joseph S. Blackwell III and Patti W. Blackwell, 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 20th day of October, 2017.

Notary Public ~~Tracey Trumphour~~ LuAnn Fisher
My Commission Expires: 09/27/2019

LUANN FISHER
Notary Public
Cabarrus Co., North Carolina
My Commission Expires Sept. 27, 2019

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

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19