Bill Garrett Davidson County
Batch# 24874 DEEDWARR
11/13/2017 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20171113-0116066

WARRANTY DEED

28868

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2017.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET
FRANKLIN, TENNESSEE 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alan Purdy	NEW OWNER	Map/Parcel
8902 Sunnyfield Way		181 02 0B 025.00
Nashville, TN 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANCESCA AMICO, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto ALAN PURDY, unmarried man, hereinafter called the GRANTEE, his heirs and assigns, that 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. 25 on the Plan of Section Three, Sugar Valley Place, a SP Development of record in Instrument No. 20140807-0071357,Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Francesca Amico, unmarried, by Warranty Deed from Yazdian Development Group, Inc., a Tennessee corporation, dated October 6, 2015, of record in Instrument No. 20151006-0101854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2017 are a lien against said property, are not due and payable. Said taxes have been prorated between the parties as of the date of this instrument. Map/Parcel 181 02 0B 025.00 .
2. All matters appearing on the Plan of Sugar Valley Place, Section Three, of record in Instrument No. 20140807-0071357, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140228-0017500, as amended in Instrument No. 20141121-0107438, Register's Office for Davidson County, Tennessee.
4. Subject to Storm Water Detention Agreement of record in Instrument No. 20040723-0088186, Register's Office for Davidson County, Tennessee.

5. Subject to Slope Easement contained in Instrument No. 20070725-0088276, Register's Office for Davidson County, Tennessee.
6. Subject to Right-of-Way Easements to Gulf Interstate Gas Company to the Columbia Gas Systems, Inc., of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee
7. Title to that portion of the premises embraced within the bounds of any graves or graveyard, with all rights of ingress and egress thereto.
8. General Warranty Deed executed by Gulf Interstate Gas Company to the Columbia Gas Systems, Inc., of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 8902 Sunnyfield Way, Nashville, Tennessee 37211

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 9th day of November, 2017:

Francesca Amico

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Francesca Amico, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2017:

Notary Public

My commission expires: 4/11/2020

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

