Return to:
Advantage Title and Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067 File # 12640

WARRANTY DEED

Bill Garrett Davidson County
Batch# 31834 DEEDWARR
11/30/2017 02:36:04 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20171130-0122400

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 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
Bruce T. Hafford	Movement Mortgage Inc	075-07-0-157.00
(NAME)	(NAME)	
735 Dutchmans Ct	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Indian Land SC 29707	
(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, **Arthur J. Kurtz and wife, Sandra C. Kurtz**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bruce T. Hafford and Patricia L. Knight, as Co-Trustees of the Knight-Hafford Revocable Living Trust dated March 23, 2017, without the joinder of a beneficiary**, hereinafter called the GRANTEE(S), their 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 Lot No. 182; on the plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, 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 Arthur J. Kurtz and wife, Sandra C. Kurtz by Warranty Deed from Jerry D. Aker and wife, Elaine Aker, dated 01/19/1978 recorded 01/27/1978, of record in Book 5246, Page 858, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 4793, Page 157, Restrictive Covenants of record in Book 4849, Page 767, Amendment to Restrictive Covenants of record in Book 5020, Page 58, of record in Book 5028, Page 357, of record in Book 5545, Page 321, of record in Book 6017, Page 179, 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 735 Dutchmans Court, Hermitage, TN 37076

File No.: 01288-40556
SMG TN Warranty Deed

(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), their 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), their 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 our hands this 16th day of November, 2017.

Arthur J Kurtz
by Sandra C Kurtz as Attorney In Fact
Arthur J. Kurtz
By: Sandra C. Kurtz, as Attorney-In-Fact

Sandra C Kurtz
Sandra C. Kurtz

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Sandra C. Kurtz, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Arthur J. Kurtz, and who executed the same as the free act and deed of the said Arthur J. Kurtz, by virtue of a Power of Attorney, duly executed and recorded at Book ★, page _____, Register's Office for ~~Wilson~~ DAVIDSON County, Tennessee.

★ Instrument #20171130-0122399

Witness my hand and official seal this 16th day of ~~November~~, 2017.

Tracey Trumphour
NOTARY

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Sandra C. Kurtz, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 16th day of November, 2017.

Tracey Trumphour
NOTARY

My Commission Expires: 5.17.21

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY