Bill Garrett Davidson County
Batch# 37047 DEEDWARR
12/14/2017 11:23:43 AM 2 pgs
Fees: $13.00 Taxes: $813.63
20171214-0127558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Donald W Corley PIF
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Judy Beth Corley	NEW OWNER	#064160D07100CO
(NAME) 1865 Brookmeadow Lane	(NAME) 1865 Brookmeadow Lane	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($219,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATTHEW D. FACKLER AND WIFE, MEGAN L. FACKLER,

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

JUDY BETH CORLEY, UNMARRIED,

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:

LAND in Davidson County, Tennessee, being Lot No. 190, on the Plan of Truxton Park, Section Two, of record in Instrument 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew D. Fackler by deed from Kelly K. Bean, now Kelly Hartle, married, of record in Instrument 20100929-0077489, said Register's Office, dated September 27, 2010.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20001011-0100896, amended in Instrument 20001030-0107559; Instrument 20010522-0052910; Instrument 20020123-0009419; Instrument 20020506-0055597; Instrument 20020718-0086907, and Instrument 20001101-0108604, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20010515-0049898, said Register's Office; (3) Sanitary Sewer Easement of record in Instrument 20001208-0121300, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20020524-0063322, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1865 Brookmeadow Lane, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 12th day of December, 2017.

Matthew D. Fackler

Megan L. Fackler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Matthew D. Fackler and Megan L. Fackler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th of December, 2017.

Notary Public

My Commission Expires: 7-6-20

(SEAL)

