WARRANTY DEED

Bill Garrett Davidson County
Batch# 53702 DEEDWARR
02/01/2018 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20180201-0010205

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/8/19

(AFFIX SEAL)

HAL E. WILSON, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Ryan D. Van Hoozer	Churchill Mortgage Corp.	064-03-OA-067.00
(NAME)	(NAME)	
1801 Clinch Place	761 Old Hickory Blvd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, **A. Wayne Mayberry and Tena M. Mayberry, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ryan D. Van Hoozer and Christy S. Van Hoozer, 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. 166 on the Final Plat of Phase Twelve, Section Two, Brandywine Pointe (A Planned Unit Development), of record in Book 9700, Page 15, Certificate of Correction in Book 9828, Page 823, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to A. Wayne Mayberry by Quitclaim Deed from Tena M. Mayberry, dated 11/01/2011, recorded 12/08/2011 of record in Instrument No. 20111208-0095820, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 15, Certificate of Correction in Book 9828, Page 823, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 8120, Page 170, First Amendment to Declaration of record in Book 8671, Page 484, Second Amendment to Declaration of record in Book 9010, Page 627, the Brandywine Pointe Community Association, Inc., Rules & Regulations of record in Instrument No. 20151207-0122778, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 9748, Page 295 and re-recorded in Book 9764, Page 73, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition Charter contained in Articles of Incorporation of Brandywine Pointe Community Association, Inc., of record in Book 9013, Page 39, Book 9117, Page 77, in the Register's Office for Davidson County, Tennessee. Amendment to By-Laws of Brandywine Pointe Community Association, Inc., of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all existing easements and restrictions of record.

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 1801 Clinch Place, Old Hickory, TN 37138
(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 24th day of January, 2018.

A. Wayne Mayberry

Tena M. Mayberry by A. Wayne Mayberry her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Wayne Mayberry the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of January, 2018.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

On this 22nd day of January, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared A. Wayne Mayberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Tena M. Mayberry, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 201802010010204, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

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

File No.: 01288-40937
SMG TN Warranty Deed

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021