Bill Garrett Davidson County
Batch# 54677 DEEDWARR
02/02/2018 03:15:56 PM 2 pgs
Fees: $13.00 Taxes: $621.23

20180202-0011010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $167,900.00

Romany Hany
Affiant

Subscribed and sworn to before me, this 30th day of January, 2018.

Notary Public

My commission expires: 1-8-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Romany Hany	New Owners	**175020B14300CO**
824 Lower Park Place		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Nancy A. Stoxstill-King, an unmarried person

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

Romany Hany, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 1703, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for more complete description of said lot.

Being the same property conveyed to Nancy A. Stoxstill-King, an unmarried person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 20, 2015, of record in Instrument No. 20150831-0088102, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759, further amended in Instrument No. 20140207-0011094, said Register's Office.

Amended and Restated Declaration of Covenants and Master Deed contained in Instrument No. 20080317-0026338, amended in Instrument No. 20101222-0101832, Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759, further amended in Instrument No. 20140207-0011094, said Register's Office.

Easements of record in Book 3570, page 11, Instrument No. 20081121-0114642, Instrument No. 20080709-0070604, Book 2344, page 432, Book 4425, page 535, Book 11124, page 716, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, said Register's Office.

Quitclaim Deed to HOA of record in Instrument No. 20080402-0032833, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 824 Lower Park PLace, Antioch, TN 37013.

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 I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, 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.

Nancy A. Stoxstill-King By _____ attorney in fact Date: 1-30-18
Nancy A. Stoxstill-King, by her attorney in fact, LaJuan Stoxstill-Diggs

_____ Date:_____

STATE OFTENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for said State and County, the within named LAJUAN STOXSTILL-DIGGS with whom I am personally acquainted; and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in fact of NANCY A. STOXSTILL-KING, and is authorized by her to execute this instrument on her behalf by virtue of the Power of Attorney of record in Instrument Number Record 20180202-0011009, Register's Office, Davidson County, Tennessee,

Witness my hand, at office, this 30th day of January, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021