WARRANTY DEED

Bill Garrett Davidson County
Batch# 60381 DEEDWARR
02/20/2018 01:50:51 PM 2 pgs
Fees: $13.00 Taxes: $580.90

20180220-0016014

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(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
Kelli B. Reagan	New Owner	
(NAME)	(NAME)	
3001 Hamilton Church Road, 505		163040A50500CO
(ADDRESS)	(ADDRESS)	
Antioch, TN		
(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, **Wesley V. Rozzell, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kelli B. Reagan, a single woman**, 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 Unit 505, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No. 20040226-0022076, in Instrument No. 20050310-0026734 and Bylaws of record in Instrument No. 200402120016946, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wesley V. Rozzell, unmarried by Warranty Deed from R. J. York Homes, LLC dated 06/01/2005, recorded 06/27/2005, of record in Instrument No. 20050627-0073477, in the Register's Office for Davidson County, Tennessee.

The said Wesley V. Rozzell is now married.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Covenants, conditions, easements and restrictions of record in Instrument No. 20040212-0016945, Amendment to Declaration of record in Instrument No. 20050310-0026734, Amendment of record in Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, By-Laws of record in Instrument No. 20040212-0016946, in the Register's Office for Davidson County, Tennessee. Amendment to Hamilton Crossings Townhomes a Planned Unit Development of record in Instrument No. 20040226-0022076, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Book 10319, Page 987, 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 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 3001 Hamilton Church Road, 505, Antioch, TN
(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 my hand this 8th day of February, 2018.

Wesley V. Rozzell

State of Tennessee
County of Wilson

Personally appeared before me Wesley V. Rozzell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of February, 2018.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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