WARRANTY DEED

Bill Garrett Davidson County
Batch# 62528 **DEEDWARR**
02/26/2018 03:17:33 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180226-0018011

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John K. Falck	new owners	181-10-0E 0060.00
(NAME)	(NAME)	
5526 Prada Drive		
(ADDRESS)	(ADDRESS)	
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, **Virginia E. Purvis and James D. Purvis, Co-Trustees of the Elizabeth B. Jordan Revocable Trust Agreement u/a/d August 1, 2014**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John K. Falck and Margaret A. Falck, husband and wife**, 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. 60, on the plan of PHASE TWO, SECTION ONE, HIGH POINT, of record in Instrument No. 201401170004783, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Virginia E. Purvis and James and D. Purvis, Co-Trustees of the Elizabeth B. Jordan Revocable Trust Agreement u/a/d August 1, 2014 by Warranty Deed conveyed on 8/26/2014 from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument 20140827-0078223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 201401170004783; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 201106030042709, as amended of record in Instrument No. 201408080071500, and Instrument No. 201708110082700; (3) Easements set forth in instruments of record in Instrument 200802140014939 and Instrument 201006280050273; (4) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200903090020470; (5) Agreement for Dedication of Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument 200903090020488; (6) Agreement for Dedication of Easement for Detention/Water Quality Ponds, Bioretention Areas, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument 200903090020517; (7) Grant of Easement of record in Instrument 200907140065912; (8) Agreement for Dedication of Easement for Sanitary Sewers, Drainage Flow and Appurtenances of record in Instrument 200908050073466; (10) Agreement for Dedication of Easements for Sanitary Sewers, Water Line, and Appurtenances of record in Instrument 201104110027742; (11) Grant of Easement of record in Instrument 201709210096817; (12) Charter of the Homeowners Association of record in Instrument 201001130003233,

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 5526 Prada Drive, Brentwood, TN 37027
(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 my hand this 22 day of February, 2018.

THE ELIZABETH B. JORDAN REVOCABLE TRUST
AGREEMENT U/A/D AUGUST 1, 2014

_____, Trustee
Virginia E. Purvis, Trustee

_____, Trustee
James D. Purvis, Trustee

State of Indiana

County of Marion

Before me, the undersigned, of the state and county aforesaid, personally appeared Virginia E. Purvis and James D. Purvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of The Elizabeth B. Jordan Revocable Trust Agreement u/a/d August 1, 2014, the within named bargainor, a corporation, and that they as such Co-Trustees, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

Witness my hand and Official seal this 22 day of February, 2018.

_____
Notary Public Stacy L Mathis
My Commission Expires: 7/6/23

STACY L. MATHIS
Commission Number 669986
My Commission Expires 07/06/23
County of Residence Marion County

NOTARY PUBLIC SEAL STATE OF INDIANA

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129