Bill Garrett Davidson County
Batch# 64807 DEEDWARR
03/02/2018 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,023.05
20180302-0020094

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-26-19

(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley L. Spann	Suntrust Mortgage, Inc.	173-04-0A-213.00
(NAME)	(NAME)	
720 Canoe Ridge Pt.	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Baltimore, MD 21279-0041	
(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, **Aaron Jenkins and Lisa Jenkins, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashley L. Spann, unmarried**, 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 all of Lot No. 213 on the Plan of Phase Two, Oak Highlands, a Planned Unit Development, of record in Plat Instrument No. 199912130302267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aaron Jenkins and Lisa Jenkins, as joint tenants with right of survivorship by Warranty Deed from Military Warriors Support Foundation, dated 01/03/2017, recorded 02/14/2017 of record in Instrument No. 20170214-0015277, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 199912130302267, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7350, Page 24 and re-recorded in Book 7367, Page 587, Amendment to the Declaration of record in Book 8765, Page 77, Amendment to By-Laws of record in Book 8765, Page 90, Supplement and Amendment to the Declaration of record in Instrument No. 200004280042354, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed of record Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 6900, Page 431, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448, Book 7748, Page 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed of record in Instrument No. 200005020044049 and Instrument No. 20130523-0052438, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed of record in Instrument No. 20040217-0017737, in the Register's Office for Davidson County, Tennessee.
Articles of Merger of Oak Highlands/Deer Valley Homeowners' Association, Inc., of record in Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
Charter contained in Articles of Incorporation of Oak Highlands Homeowners' Association, Inc., of record in Book 7337, Page 529 and Amendments to the Articles of Incorporation of record in Book 8765, Page 100, in the 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 720 Canoe Ridge Pt., Antioch, TN 37013
(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 1st day of March, 2018.

Aaron Jenkins

Lisa Jenkins

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 1st day of March, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

