Bill Garrett Davidson County
Batch# 83296 DEEDWARR
04/20/2018 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20180420-0037424

WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

William D. Roach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2018.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 05/22/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darrel Burnside	Same	063-16-AO-082.00
(NAME)	(NAME)	
1669 Aaronwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **William D. Roach and Deborah Roach**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Darrel Burnside and Angela Burnside, husband and wife, and Jordon Burnside, a single man, joint tenants with expressed rights of survivorship**, hereinafter called the GRANTEE(S), his 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. 121 on the Plan of Chitwood Downs now known as Hampton Park, of record in Plat Book 6900, Page 405, as Amended in Book 6900, Page 550 Through 552 and Corrected in Book 7462, Page 445, and also Amended in Book 8181, Page 112, 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 William D. Roach and Deborah Roach by Warranty Deed from Federal National Mortgage Association, dated May 31, 2011 and recorded June 10, 2011 of record in Instrument No. 20110610-0044542, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2018 and subsequent years, a lien not yet due and payable.

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 1669 Aaronwood Drive, 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), his 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), his 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 our hands this 20 day of April, 2018.

William D. Roach

Deborah Roach

State of Tennessee
County of Sumner

Personally appeared before me William D. Roach and Deborah Roach, 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 20th day of April, 2018.

Notary Public Patti Robitaille
My Commission Expires: 5/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

