Bill Garrett Davidson County
Batch# 88211 DEEDWARR
05/04/2018 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20180504-0042720

STATE OF Tennessee
COUNTY OF Davidson

JODI JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 7-26-21
File No. G18-1565D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrea L. Hughie, Unmarried (NAME)	Franklin American Mortgage (NAME)	086-12-0A-038.00-CO
153 Tulip Grove Pointe (STREET ADDRESS)	6100 Tower Circle, Ste 600 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Sandra L. Epperson, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea L. Hughie, Unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 21 on the plan of FINAL PLAT, SECTION TWO OF TULIP GROVE POINTE, "CLUSTER LOT SUBDIVISION", as shown by plat of record in Instrument No. 20110801-0058953 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Paul Epperson and Sandra L. Epperson, joint tenants with right of survivorship from Betty J. Crawford and husband, Toy P. Crawford, Jr., by Deed dated March 9, 2015, as Instrument No. 20150316-0022009, in the Register's Office for Davidson County, Tennessee. The said Paul Epperson having since died December 18, 2015 leaving the subject property vested in Sandra L. Epperson as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20110801-0058953 and Instrument No. 20120515-0041997 , Register's Office for Davidson County, Tennessee.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060627-0076734, as amended in Instrument No. 20110831-0067559, Instrument No. 20140213-0012929, Instrument No. 20150928-0099458, and Instrument No. 20180131-0009976, and in any allied instrument(s) referred to in said restrictions.

4. Stormwater Detention Agreement as recorded in Instrument No. 20031106-0162953, Register's Office for Davidson County, Tennessee.
5. Easement for entrance signs as recorded in Instrument No. 20070420-0047318, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 153 Tulip Grove Pointe, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 1st day of May, 2018.

X _____
Sandra L. Epperson

May 01, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Sandra L. Epperson, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of May, 2018.

My Commission Expires: 3/21/22

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Penny Y. Ray, 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.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/26/2018