Bill Garrett Davidson County
Batch# 90148 DEEDWARR
05/08/2018 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180508-0044063

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **375,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OFMAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne L. Hanson	Dovenmuehle Mortgage Inc	MAP 180-04-0A-
1109 Hickory Run Court	1 Corporate Drive; Suite 360	PARCEL 149.00-CO
Nashville, TN 37211	Lake Zurich, IL 60047	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Scott Ward and Krista Mensching Ward, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne L. Hanson, A Married Woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 112 on the Plan of Section Five, Highland Creek, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040915-0111296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Michael Ward, a/k/a Scot Michael Ward and wife, Krista Mensching Ward by Warranty deed from Amy L. Scott, married, jointed by her spouse, Jason Scott of record in Instrument No. 20140922-0086724 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 22, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 200004130037474 (3) By-Laws of record in Book 11568, Page 301; (4) Quitclaim Deed to HOA for Open Space of record in Instrument Number 20031014-0151693, Instrument No. 20041229-0153516 and Instrument No. 20080813-0083149; (5) Maintenance Easement Agreement of record in Instrument Number 200006220062243; (6) Easement for Ingress and Egress of record in Book 5266, Page 40 (7) Easement for Sanitary Sewer of record in Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10316, Page 569; (8) Agreement for Dedication of Easement for Sanitary and/or Storm Drainage as set forth in instrument of record in Book 10569, Page 732; (9) Stormwater Detention Agreement of record in Book 11338, Page 738; (10) Restrictions of record as Instrument Number 20140922-0086724; (11) Subject to rights of others in and to the common areas and/or elements; (12) All visible easements; (13) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1109 Hickory Run Court; Nashville, TN 37211.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and 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 the 3rd day of May, 2018.

Krista Mensching Ward by Denise Cummins attorney in fact

Krista Mensching Ward by Denise Cummins, Attorney-in-Fact

Scot Michael Ward by Denise Cummins attorney in fact

Scot Michael Ward by Denise Cummins, Attorney-in-Fact

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 **Denise Cummins** 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 on behalf of **Scot Michael Ward and Krista Mensching Ward** as their Attorney in Fact, as the free act and deed of the within named **Scot Michael Ward and Krista Mensching Ward**

Witness my hand and official seal this the 3rd day of May, 2018.

My Commission expires 1-6-20

Notary Public

TANYA A. WAECHTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON 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

