Return To: 18-014
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew T. Randall	Community Mtg. LLC	086-04-0C-012.00
(NAME)	(NAME)	Bill Garrett Davidson County
1420 Jackson Place	Ste F 19045 E. Valley View Pkwy	Batch# 100657 **DEEDWARR**
(ADDRESS)	(ADDRESS)	06/05/2018 11:59:12 AM 2 pgs
Hermitage, TN 37076	Independence MO 64055	Fees: $13.00 Taxes: $1,409.70
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180605-0053728

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, **Stephen William Radley, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrew T. Randall and Courtney A. Randall, husband and wife**, 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 located in Davidson County, Tennessee, being all of Lot No. 41 on the Plan of Final Plat, Jackson's Grove, Phase One, of record in Plat Book 8250, Page 895, 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 Stephen William Radley by Quitclaim Deed from Charlie Radley, dated 02/17/2009, recorded 04/02/2009, of record in Instrument No. 20090402-0029871, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen W. Radley and wife, Charlie W. Radley by Warranty Deed from Weekley Homes, L.P., a Delaware limited partnership, dated 08/31/1999, recorded 09/02/1999, of record in Book 11646, Page 231, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 8250, Page 895, in the Register's Office for Davidson County, Tennessee.; (2) Covenants, conditions, easements and restrictions of record in Book 10841, Page 583, Amendment to the Bylaws of record in Instrument No. 20160727-0077296, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) 11. Easement Agreement for Water Line and Meter of record in Book 5776, Page 868, in the Register's Office for Davidson County, Tennessee; and (4) Boundary Line Agreement of record in Book 10728, Page 584, 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 1420 Jackson Place, Hermitage, TN 37076
(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 my hand this 1 day of June, 2018.

Stephen William Radley

State of Tennessee
County of Wilson

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

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

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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Mt Juliet, TN 37122