WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 105815 **DEEDWARR**
06/18/2018 12:02:08 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180618-0058317

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-050653

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob D. Applegate	Castle Rock Mortgage	
(NAME) 102 Westchester Court	(NAME) 120 Center Pointe Drive# 4	042-09-0-050.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Clarksville, Tn 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILLIP F. HOOD, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB D. APPLEGATE, SINGLE MAN, 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. 15 on the Plan of Section Two, Kemper Heights of record in Plat Book 2331, Page 104, 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 Leonard E. Maynor, Sr. and wife, Sharon Q. Maynor from Mary Helen Pack, now Helen Purnell, by Deed dated July 27, 1970, in Book 4434, Page 806, in the Register' s Office for Davidson County, Tennessee. The said Leonard E. Maynor having since died December 26, 2008 leaving the subject property vested in Sharon Q. Maynor as the surviving tenant by the entirety. The said Sharon Q. Maynor having since died testate February 20, 2017. Pursuant to the Last Will and Testament of Sharon Maynor probated under Case No 17P400 in the Seventh Circuit Court of Davidson County, Probate Division, the subject property is vested in Kim Murphy and Denise Jackson as devisees under said Will.

Being the same property conveyed to Phillip F. Hood, unmarried by Warranty deed from Kimberly M. Murphy and Denise Maynor Jackson, Co-Executrixes of the Estate of Sharon Maynor, and Kimberly M. Murphy and Denise Maynor of record in Instrument No. 20170816-0084263 Register's Office for Davidson County, Tennessee, dated August 14, 2017 and recorded on August 16, 2017.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 102 Westchester Court, Madison, TN 37115
(House No.) (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 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. 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/our hand(s) this the 13th day of June, 2018

Phillip F Hood

Phillip F. Hood

STATE OF KENTUCKY
COUNTY OF JEFFERSON

On this the 13th day of June, 2018, before me personally appeared Phillip F. Hood, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of June, 2018.

Notary Public

My Commission Expires: 7/5/20

(SEAL)